

AIRPLANE HANGAR
1180 KEITH ROSS DRIVE
OSHAWA, ONTARIO

FOR SALE
\$8,950,000



SUMMARY

Newly built (2019) 42,335 square foot airplane hangar located at the Oshawa Executive Airport (CYOO). This rare opportunity sits on 2.6 acres of privately held land and lends itself to various uses including: aircraft storage, medevac, aircraft maintenance/repair/overhaul, sports facility, movie studio, club, warehouse storage etc. As an added feature to this unique property, there is an existing 4,100 square foot shell for future office/lounge space that has an unobstructed view of the airport. Parking for 40 vehicles.



HANGAR HIGHLIGHTS

- Building square footage: 42,335 sq ft
- Hangar square footage: 37,100 sq ft
- Office square footage: 4,100 sq ft (shell)
- Clear Height: 31' to 40'
- Hanger Door: 31'(H) x 150' (W)
- Forced Air Gas Heating



ZONING & PERMITTED USES

- Zoning AP-A
- Aviation-related commercial uses
- Aviation-related institutional uses
- Aviation-related manufacturing, processing or assembly
- Aviation-related transport terminal
- Aviation Warehouse
- Club
- Outdoor storage accessory to an use permitted under AP-A zoning
- Recreational use
- Movie studio
- Non Aviation warehouse - up to 33% (possibly to increase percentage)



FEATURES & AMENITIES

- Freestanding facility
- Framed office/lounge space
- Polished concrete floors
- Onsite parking
- Ample ramp area
- Large yard with outside storage zoning
- Gated access





200 feet of heated hangar doors creating open span of up to 150' in width.



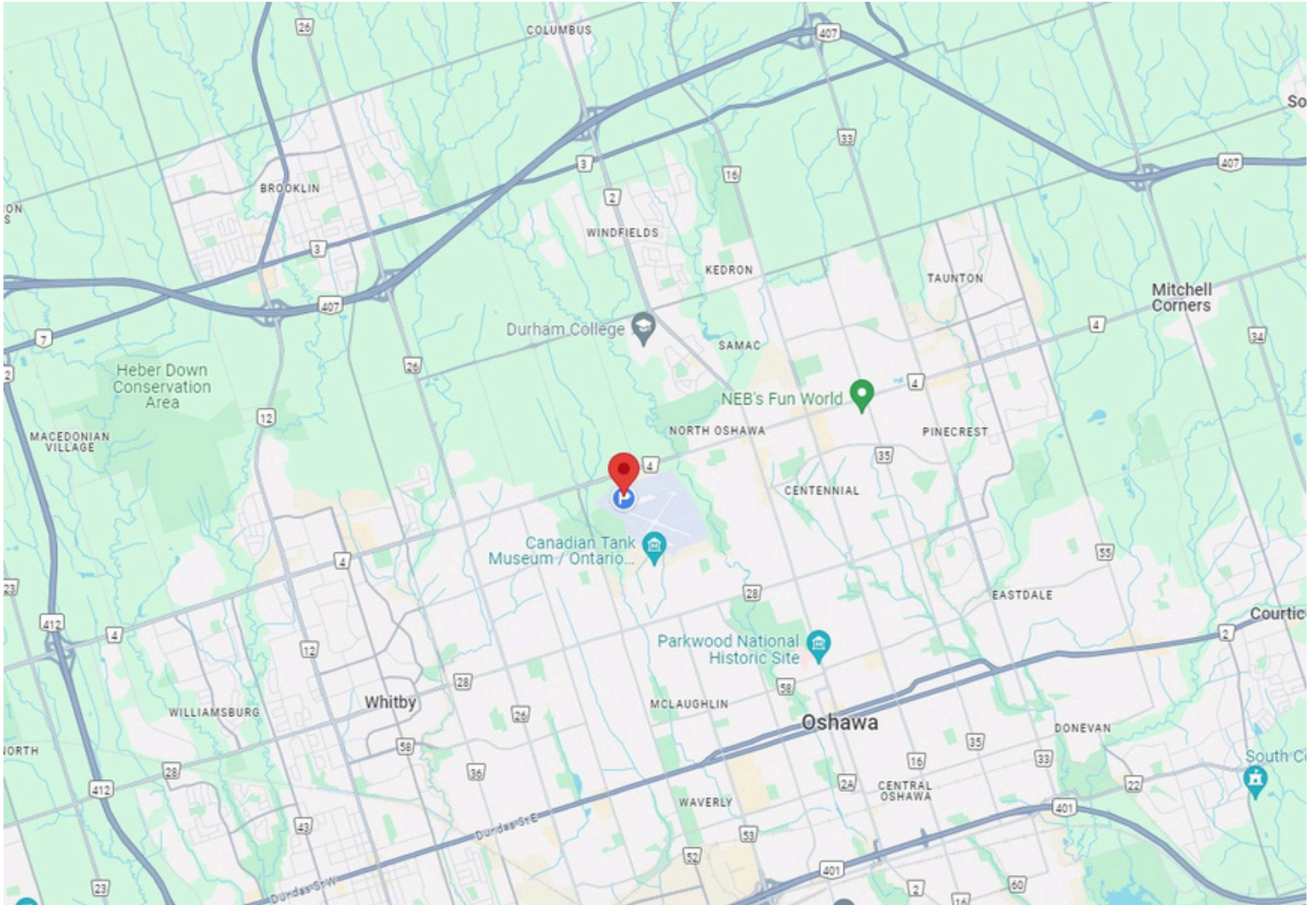
The Hangar has many possible uses in addition to being used for short and long term aircraft storage and a movie studio.

AIRPORT INFORMATION

- Direct access to 2 taxi ways with runways of 2,654 feet and 4,250 feet (asphalt)
- Instrument approaches: RNAV
- Fuel: 100LL and Jet A-1
- Included amenities: Car rental, taxis, medical service, food service



AERIAL PHOTOGRAPH





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