

AVIATION LEASEHOLD REAL ESTATE FOR SALE

## VGT AIRPLANE HANGAR

2730 AIRPORT DRIVE, NORTH LAS VEGAS, NV 89032



## AVIATION REAL ESTATE OFFERING

**KW COMMERCIAL - GLOBAL**  
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**PRESENTED BY:**

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Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

2730 AIRPORT DRIVE



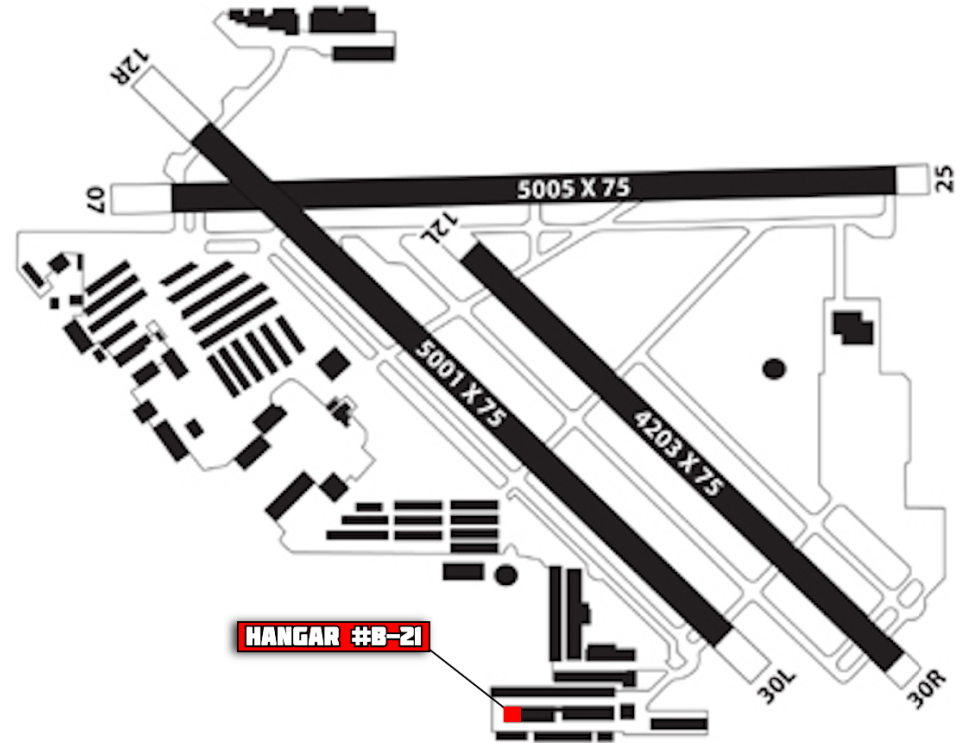
## HANGAR HIGHLIGHTS

- Excellent opportunity at North Las Vegas Airport
- Industrial high bay LED lights & evaporative cooling system
- Perfect for storing corporate jet + light aircraft & more!
- Sale includes leasehold estate with VGT NLV Airport
- Sealed floor & water sprinklered fire suppression system
- Two (2) sewer line connections & table sink
- Powerful high clearance hydraulic door
- Three runways ranging from 4200 - 5000 feet
- High gloss epoxy flooring
- Height: 18' / Width: 65' / Depth: 55'



# BUY FOR PERSONAL USE OR INVEST FOR RENT INCOME CASHFLOW

2730 AIRPORT DRIVE



## HANGAR DETAILS

Sale Price:	\$800,000
Sale Price Per SqFt:	\$223 PSF
Property Type:	Airplane Hangar
VGT Leasehold Interest:	3,575 Square Feet
Utilities Included:	Water, Sewer, Trash
Hangar Space:	3,500 Square Feet
Airport Grounds Contract:	\$243 Monthly
Renewal Option:	GL Extension Available
Maturity Date:	2035
Year Built:	1992

## VGT Airport Overview

NLV Airport is your gateway to downtown LV, the central business district and historic center of LV. The airport's close proximity to downtown and the LV Strip makes it a convenient and economical alternative to Harry Reid International Airport. In 2019 NLV Airport was named an Air Elite Diamond Service location. For more information on Air Elite, please visit Air Elite by World Fuel. The Clark County Department of Aviation has invested more than \$40 million to improve the airport, creating a premier general aviation destination. NLV Airport provides the services and amenities most-requested by pilots and their passengers.

# NORTH LAS VEGAS AIRPORT AERIAL MAP

2730 AIRPORT DRIVE



# ROADWAY / RUNWAY ACCESS

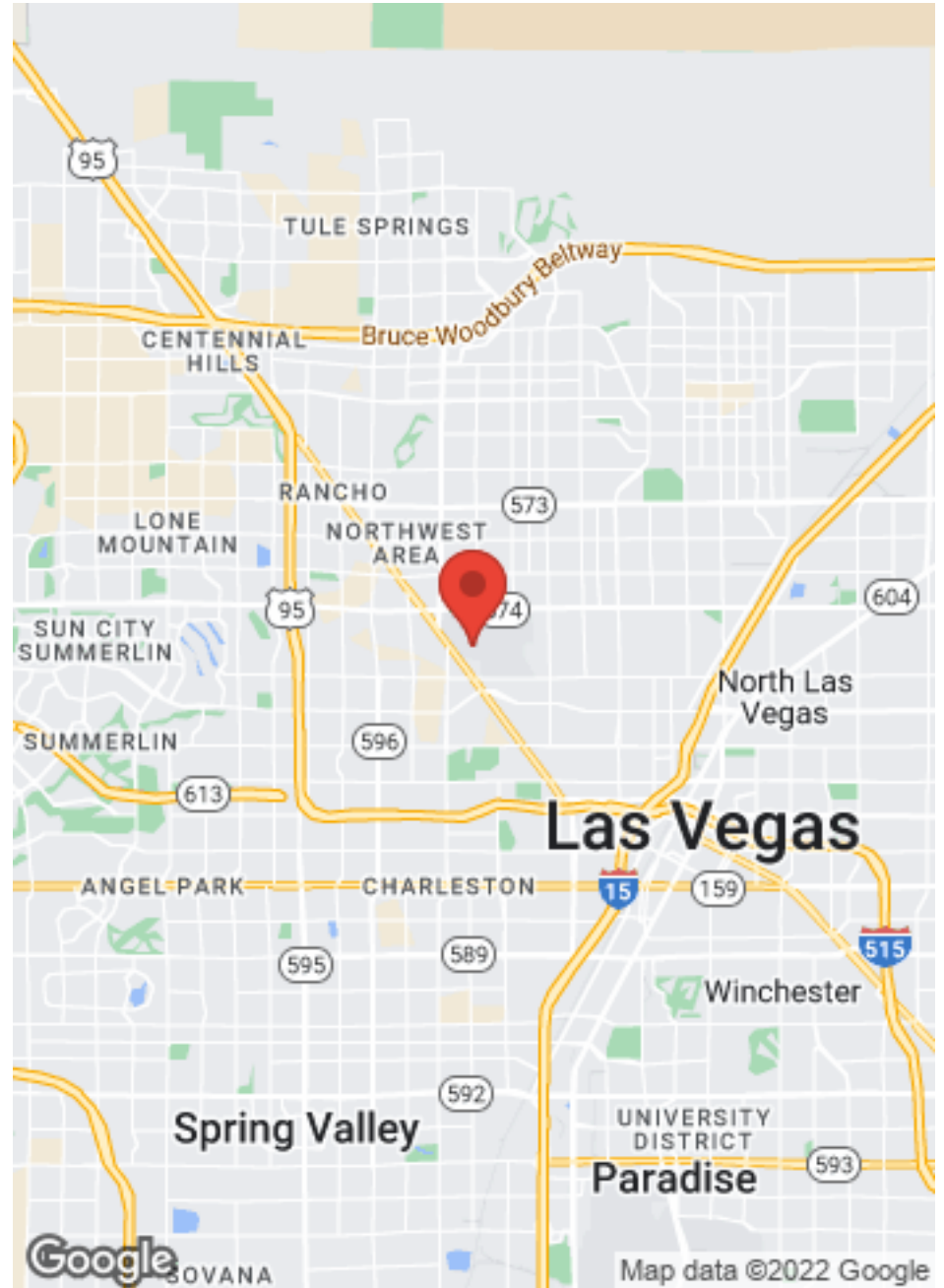
2730 AIRPORT DRIVE



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# LOCATION MAPS

2730 AIRPORT DRIVE



# REGIONAL MAP

2730 AIRPORT DRIVE

