

# SALE

## WINGS AIRPARK

49 Miry Brook Rd Hangar H106 Danbury, CT 06810



### AIRPORT DESCRIPTION

Danbury Municipal Airport (DXR) is a public-use airport located in Danbury, Connecticut, approximately three miles southwest of the city's central business district. Covering about 250 acres, the airport serves the general aviation community and is a popular hub for private pilots, flight training, and corporate flights. The facility features two asphalt runways, with the primary runway measuring 4,422 feet in length. Danbury Municipal Airport is equipped with modern navigational aids, hangar space, and maintenance services, contributing significantly to the region's transportation infrastructure and economic development. The airport is known for its accessibility, accommodating a variety of aircraft ranging from small single-engine planes to larger business jets.

### PROPERTY HIGHLIGHTS

- Newly Constructed 3,161 SF Hangar on Danbury Airport
- Upgrades Include Epoxy Floor with Economical Radiant Heat
- Fee Simple Ownership with Deeded Accessibility and No Municipal Land Lease
- Last Hangar Available for Sale in the Wings Airpark Community

### OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	3.67 Acres
Building Size:	3,161 SF

**Joe Wrinn, SIOR**  
203 417 4888



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**COMMERCIAL**  
REALTY

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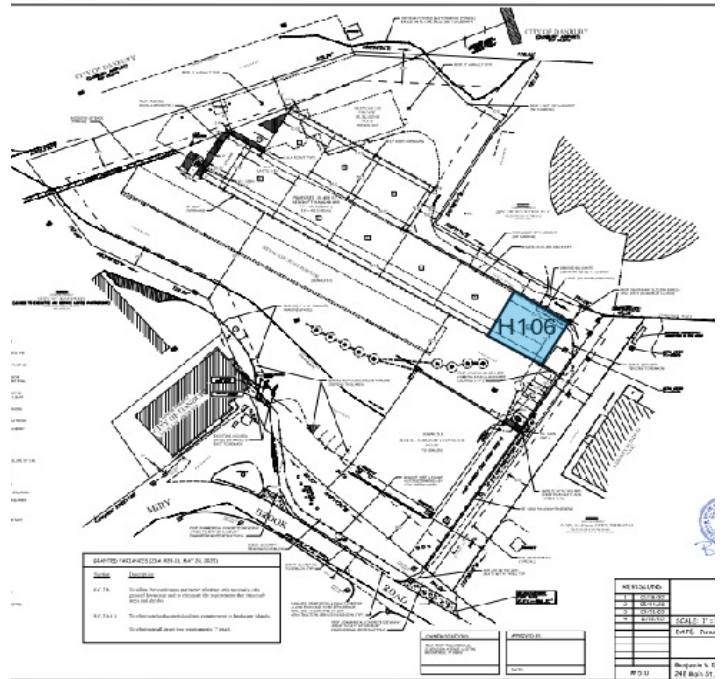
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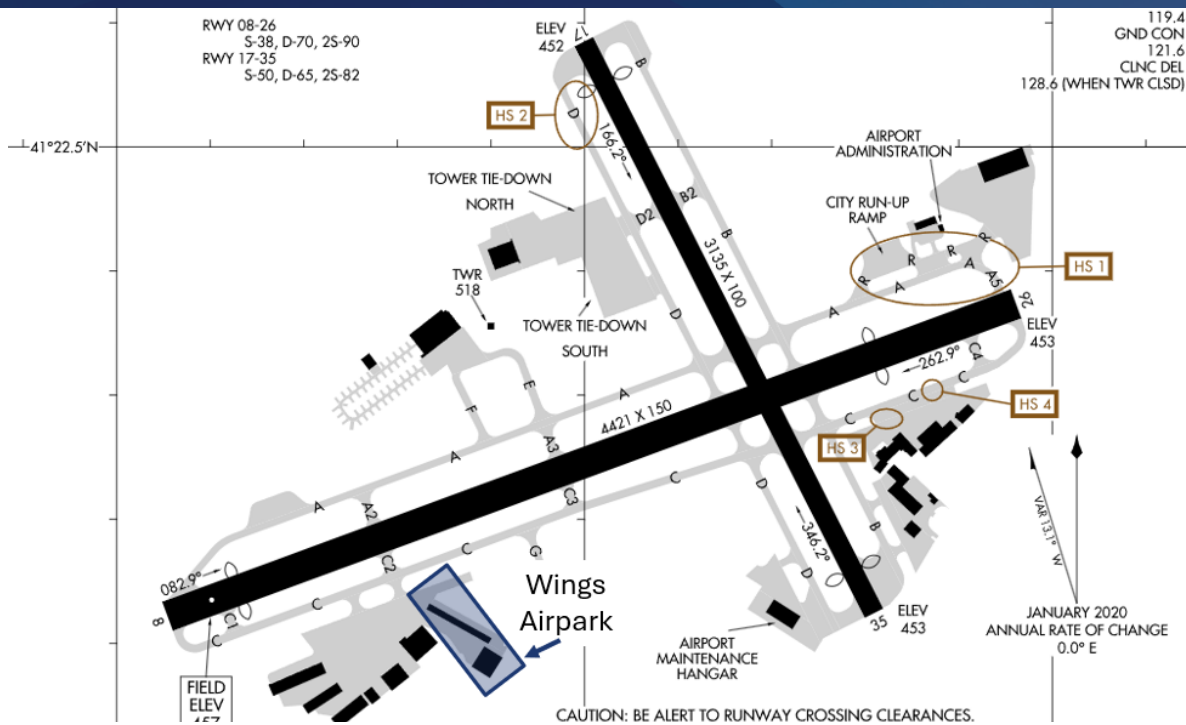
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### WINGS AIRPARK

Each box hangar is approximately 60' W x 53' D and equipped with a 16'-6" bi-fold door with clear openings from 53' to 60'. Unlike most hangars located on a public airport, Wings Airpark is situated on private property with no underlying land lease. Hangars will be separately deeded, and you will own them forever, or until you decide to sell. Hangars will have direct taxiway and runway access to all of Danbury Airport.

- Hangar Condo development on Private Property with no underlying land lease
- Each unit deeded separately · Direct taxiway and runway access
- Fast-IFR releases – by the time you wait for a release at HPN, you can be 30 minutes into your flight!
- Less than 30-minute drive from lower Westchester and southern Fairfield counties
- Several aircraft maintenance facilities located on the field
- Multiple FBO's on the field offering competitive fuel pricing
- City water available
- Onsite parking
- 53' to 60' x 16'-6" high clear hangar doors
- Private restroom expansion possible in each hangar
- Separately metered water, gas, and electric
- 100-amp 3 phase electric service upgradeable to 200 amps
- LED energy efficient lighting Hangar Upgrades Available
- Epoxy floors & Radiant floor heating

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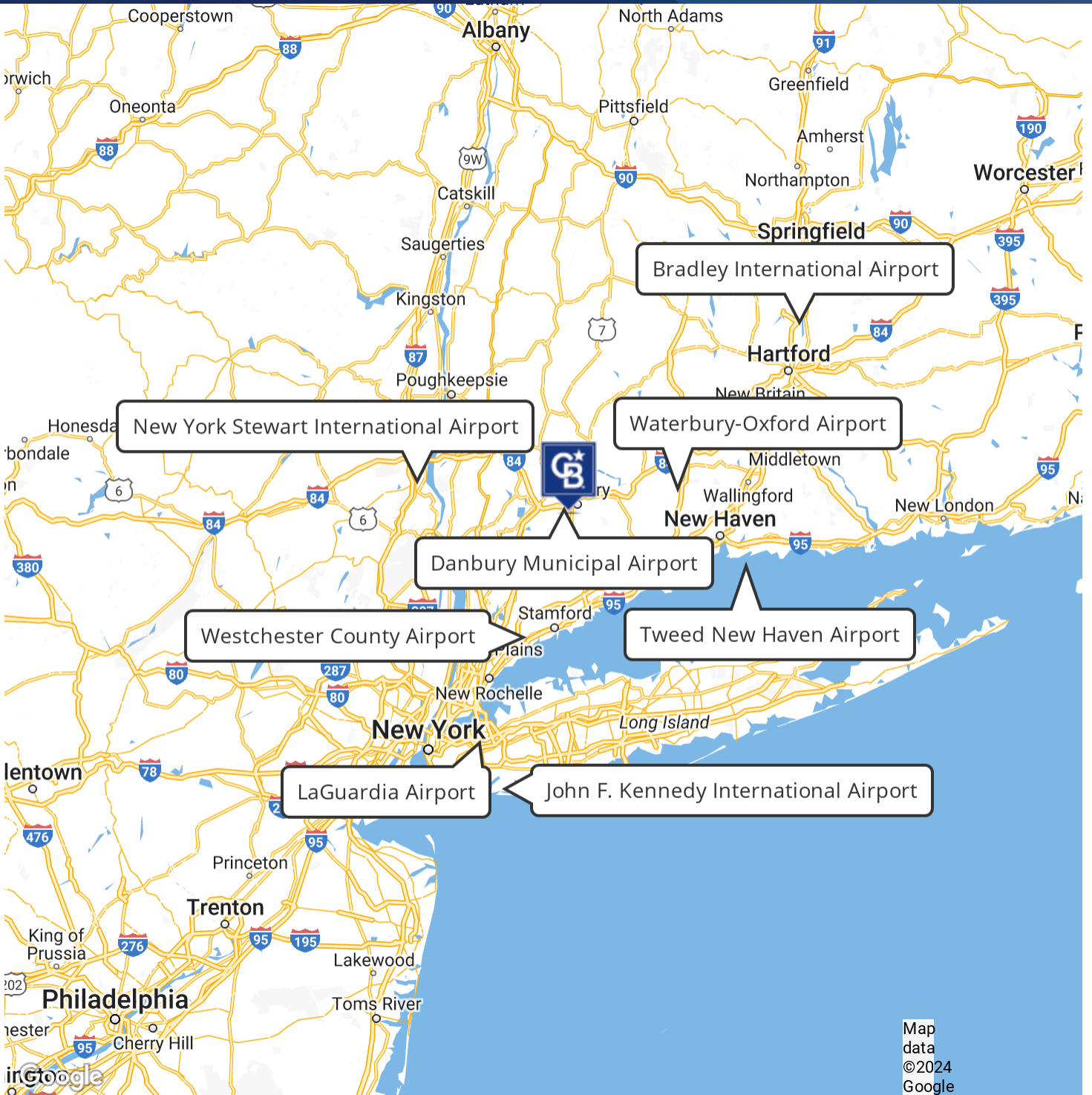
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