

# 240 Aviation Place NE

Calgary, Alberta

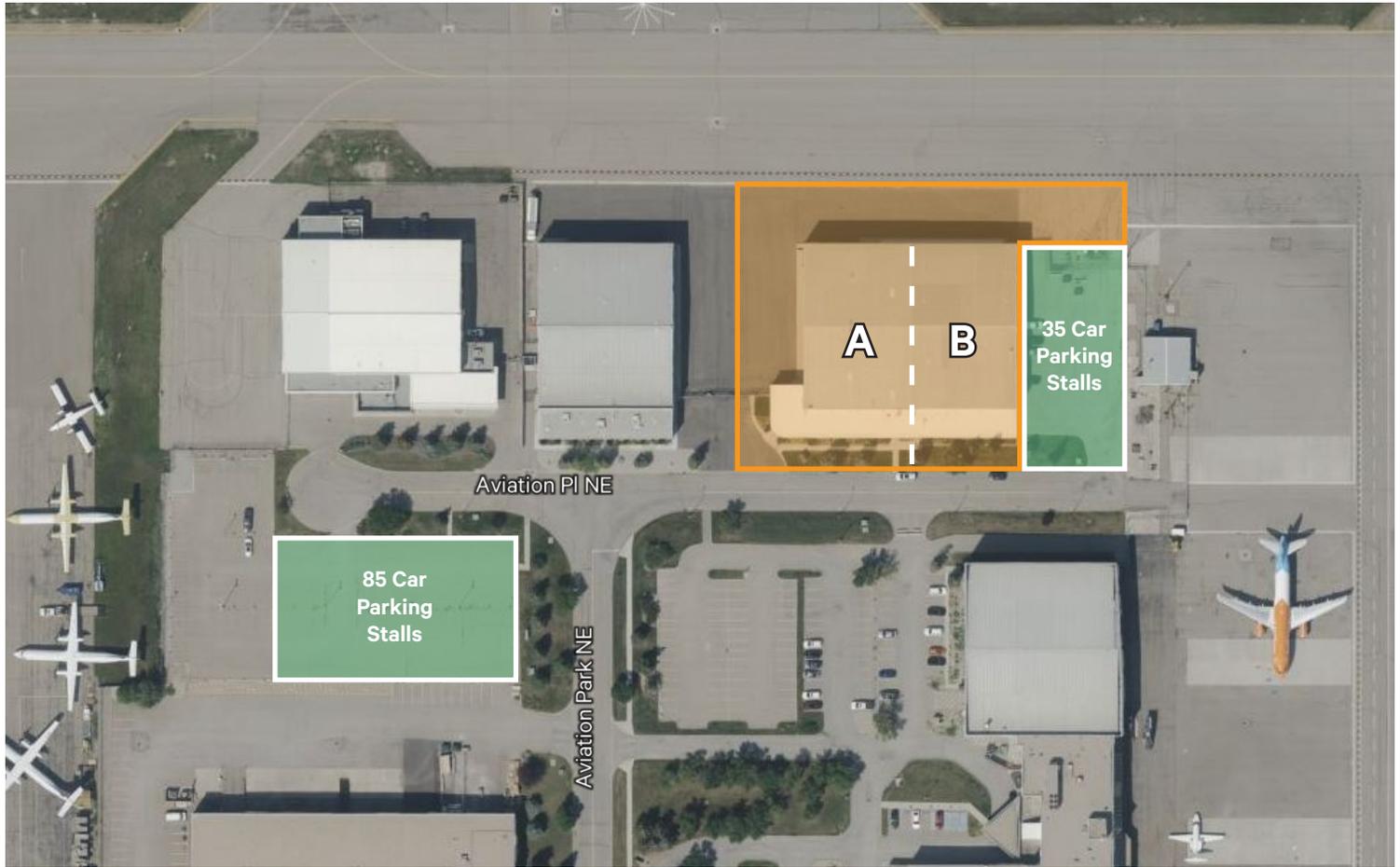


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PROPERTY VIDEO

±33,686 SF Airside Hangar for Sale



**240 Aviation Place NE**  
 Calgary, Alberta | T2E 7G1



<b>Total Building Area</b>	33,686 SF		
<b>Building Area Breakdown</b>	Hangar A		Hangar B
	Office:	±5,476 SF	Office: ±4,500 SF
	Hangar:	±11,645 SF	Hangar: ±12,065 SF
	<b>Total Area:</b>	<b>17,121 SF</b>	<b>Total Area: 16,565 SF</b>
<b>Zoning</b>	S-CRI (Special Purpose-City and Regional Infrastructure)		
<b>Site Area</b>	2.67 Acres		
<b>Loading</b>	Hangar A: 1 x (28'x100') Door, 1 x (16'x26') Door Hangar B: 1 x (24'x65') Door		
<b>Ceiling Height</b>	28'-34'		
<b>Power</b>	600 Amp (TBV)		
<b>Car Parking</b>	Hangar A: 85 Stalls, Hangar B: 35 Stalls		
<b>Property Taxes</b>	TBV		
<b>Sale Price</b>	\$7,995,000.00		
<b>Availability</b>	Immediately *Partial income in place, contact listing agent for details		

# S-CRI

Zoning

# 2.67

Site Area (Acres)

# 33,686

Building Area (SF)

## Property Highlights

- + Rare opportunity to purchase air-side hangar space with direct access to YYC runways
- + Recent significant interior improvements completed
- + Partially leased with existing income in place
- + Approximately 9,976 SF of office build-out, inclusive of private offices, open concept work area, front entrance common area, lobby, departure lounge, kitchenette and wet bar
- + Land lease in place until 2028 with an option to renew for a further 24 years
- + Ample parking with 120 employee and customer parking stalls
- + Radiant heating, trench drainage and make-up air systems in-place



Hanger A Area Breakdown

$\pm 5,476$   
Office (SF)

$\pm 11,645$   
Hangar A (SF)

17,121  
Total Area (SF)

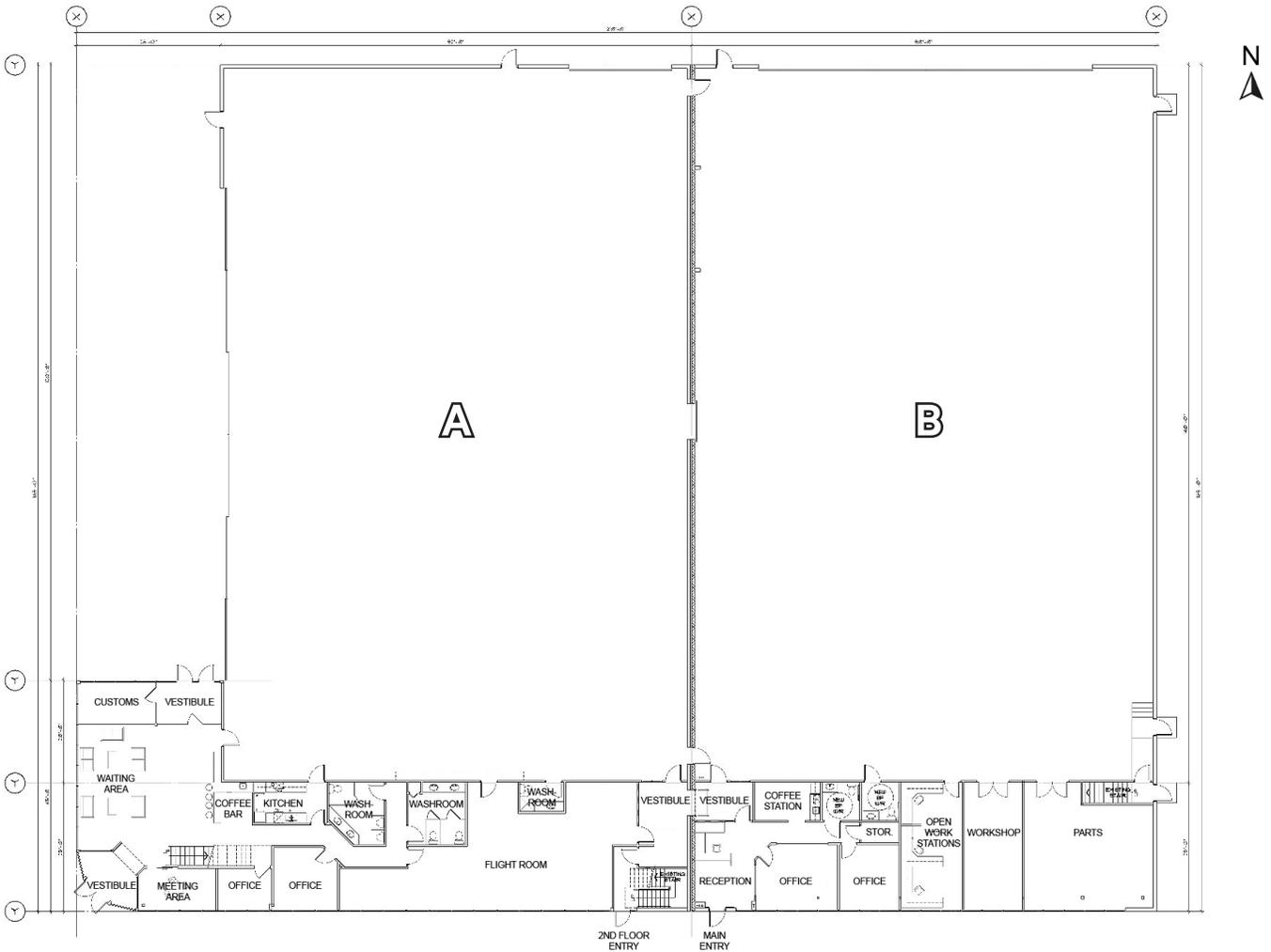
Hanger B Area Breakdown

$\pm 4,500$   
Office (SF)

$\pm 12,065$   
Hangar B (SF)

16,565  
Total Area (SF)

Floor Plan





## Contact Us

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