



Cooking Lake Hangar

HANGAR FACILITY OFFERING CONVENIENCE, FLEXIBILITY, AND AIRSIDE

51, 51401 RANGE ROAD 221, STRATHCONA CTY, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

COLTON COLQUHOUN

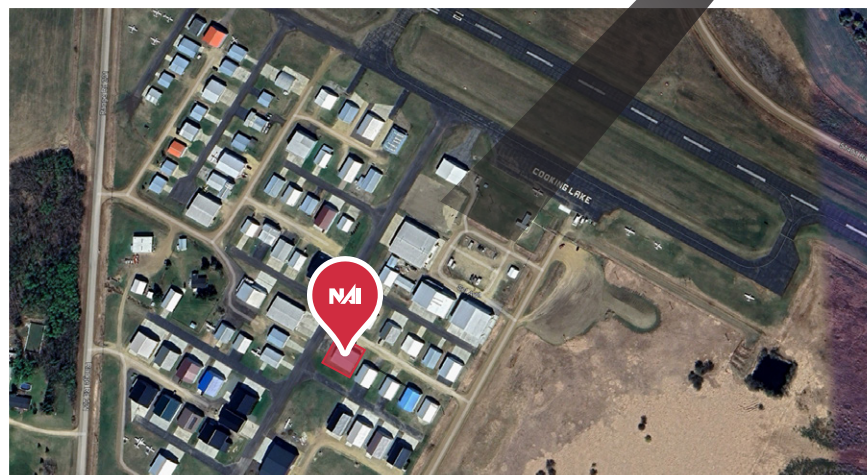
Associate Broker
587 635 5612

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NAICommercial

The Opportunity

- Secure airside location with remote gate access
- Full width asphalt approach from taxiway to hangar
- Exterior lighting
- Energized parking
- Grassed storage area
- Current month-to-month tenant
- Adjacent tie down area available for lease
- Complete electrical and compressed air distribution (DeVilbiss 7.5 HP compressor @175 PSI)
- Updated LED lighting
- Security windows for natural light
- Office and shop area. Washroom and shop sink water serviced from roof water capture.
- Septic tank. Work benches included
- Mezzanine storage above office / shop area. Internal and external camera security system. Natural gas in-floor heating on NTI Trinity boiler



Additional Information

ADDRESS 51, 51401 RR221, Strathcona County, AB

BUILDING SIZE 4,320 sq.ft.± (60'x72'x14')

SITE SIZE 7,050 sq.ft.± (82'x86')

LEGAL DESCRIPTION Condo Plan 1721695, Unit 51A

ZONING DC6 "B" – Direct Control

YEAR BUILT 1993

POWER (2) 100 Amp panels

LOADING 10'x10' grade door

AIRCRAFT DOOR 52' x 13' automatic bifold

CEILING HEIGHT 14' clear

DRAINAGE Sump

HEAT In floor heat with on demand boiler

ROOF Maintained

CONDO FEES \$152/month

OTHER Insulated bi-fold hangar door

ASSESSMENT \$311,000


PROPERTY TAXES \$4,200 (2025)


SALE PRICE \$425,000




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