

# RDE

**HANGER FOR SALE OR LEASE**

Building ± 5,162 RSF

Land ± 11,151 SF

# 2221 W 1400 N CEDAR CITY, UT

**FOR SALE/LEASE**



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**LAND SF**

± 11,151 SF\*

\*20 year ground lease expiring Nov 21, 2041 with five (5) five (5) year options to renew.

Annual ground lease rent is \$3,182.15

**BUILDING RSF**

Inclusive of approximately ±1,444 RSF of highly improved mezzanine level

**SALE PRICE**

\$645,000

**LEASE RATE**

\$3,000 per Mo. NNN

**APN**

B-1253-0031-00BL

## Highly desirable hanger located within the Cedar City Airport

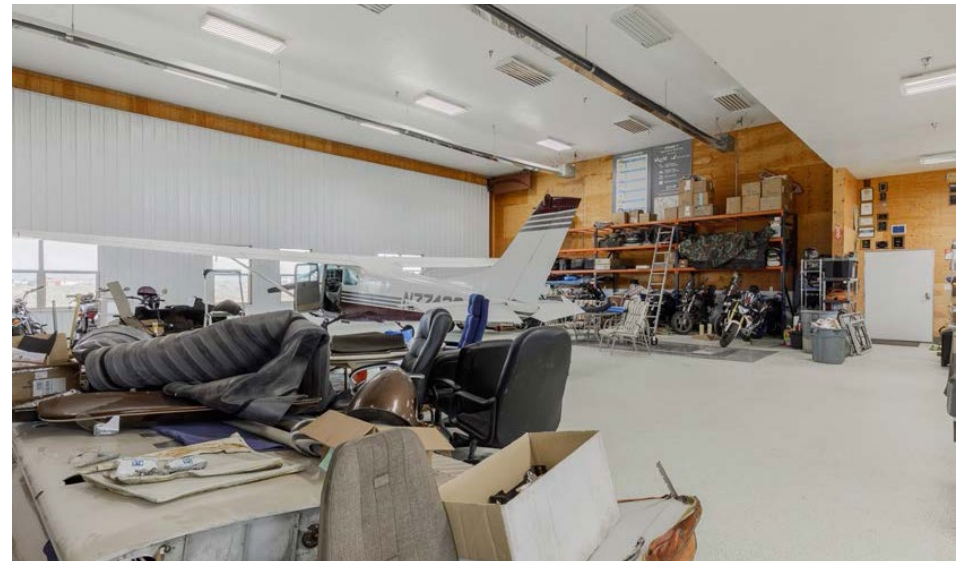
**FEATURES**

- Hangar in great condition with a full office and full bath in upstairs mezzanine (1,444 RSF).
- Lots of upgrades, 56' x 18' power hydraulic door with 16-18' clear height inside with the majority of the interior building having 18' inside clear height.
- Hangar is heated with efficient radiant natural gas.
- The hanger also has another 12x12 garage door for your toys.
- The hanger also has 1,000 of decking to view airport and surrounding mountains.
- Full RV hookups also on property.

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.







POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	1,501	29,846	40,557

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	470	9,959	13,466

INCOME	1-MILE	3-MILE	5-MILE
2020 Average HH Income	\$98,532	\$66,745	\$68,342

Traffic Counts

STREET	ADT
Aviation Way	1,891
200 N	13,111

