

F O R S A L E

H3 624 De Havilland Way
SPRINGBANK AIRPORT



3,877sq.ft. Aircraft Hanger

Highlights ...

- * Premium Ownership opportunity- a rare chance to acquire a fully finished move in ready hanger
- * Immaculately maintained interior- epoxy floors, bright clean and highly functional
- * Developed mezzanine level- ideal for operations, hosting or pilot downtime
- * 2nd floor amenities- kitchenette, lounge and private office
- * Well managed complex - professional development with strong pride of ownership
- * Efficient design - optimized for aircraft storage, maneuverability and workflow

CENTURY 21 Bamber Realty Ltd.

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Retail, Industrial, Investment Sales & Leasing

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Airport Hanger with mezzanine office

- ADDRESS:** H3 624 De Havilland Way Springbank
- OPERATING COSTS:** (2025) \$1,430.68 per month or \$17,168.23 per annum, includes proportionate share of; land lease, property taxes, property insurance, garbage, snow removal, exterior maintenance and other administrative expenses.
- SURVEY OF AREAS:**
- | | |
|------------------|---------------|
| Main floor | 3,247 sq. ft. |
| 2nd floor Office | 630 sq. ft. |
| Gross Area | 3,877 sq. ft. |
- DESCRIPTION:** Very clean, fully developed aircraft hangar featuring epoxy-coated floors and an upper mezzanine level complete with a lounge, kitchenette, private office, and dedicated storage area. This layout provides an ideal combination of premium aircraft housing and professional workspace, suitable for both personal aviation use and business operations.
- CEILING HEIGHT:** 22'- 28' clear in warehouse
- ELECTRICAL:** 225 amp, 240 Volt 4 wire, 3 phase. TBV
- LOADING:** Front 12' x 12' overhead drive in door
60' wide x 15" clear height bifold aircraft door
- PARKING:** Ample scramble front parking
- HEATING:** Suspended gas fired radiant tube heater in hangar
Electric baseboard heating in mezzanine office
- MECHANICAL:** Main floor washroom with shower
Main floor washer and dryer hookup
Hose reel and trench floor drain
Mezzanine lounge kitchenette
- LAND LEASE:** Calgary Airport Authority as Landlord and 1402831 Alberta Ltd. as Sub Landlord on a 40 year Lease Term commencing July 1, 2010 and expiring June 30, 2050
- THE OFFERING:** This asset is being sold a as share sale;
- 2,081 Class A Common shares of 1402831 Alberta Ltd.
- 20.81 percent of the voting shares of 1402831 Alberta Inc.
- Unit H3 Sub Lease rights and leasehold improvements, Subject to the Head Lease with Calgary Airport authority as Landlord.
- ASKING PRICE:** \$988,635 / \$ 255 per sq. ft.
- COMMENTS:** Excellent ownership opportunity for a bright, clean aircraft hangar featuring a strategic airside location and a fully developed mezzanine with premium amenities.

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AREA SUMMARY

GROSS AREA 1 - 3,877 Sq.Ft. / 360.17 m²

FLOOR AREA SUMMARY

MAIN LEVEL - 3,247 Sq.Ft. / 301.65 m²

MEZZANINE - 630 Sq.Ft. / 58.52 m²

DATE COMPLETED: MAY 27, 2026

PROPERTY TYPE: GROSS AREA 1 - LEASING METHOD

CUSTOMER: PAUL LOUITTT // CENTURY 21 BAMBER



This report represents the tenant area of the measured premises only. Gross leasable/rentable areas and common area allocations require measurement of the entire property and are not included. Manually measured by UrbanMeasure Inc. in accordance with the applicable measurement standard at the time of inspection. Areas are subject to interpretation of the measurement standard. Liability is limited to the client in accordance with our [terms and conditions of service](#). All third parties must verify areas and dimensions prior to reliance. No liability or insurance coverage is provided to third parties.



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Bank Airport

STONY TRAIL

DEERFOOT TRAIL

HWY 1

DOWNTOWN