

OFFERING MEMORANDUM

Carson City Aircraft Hangar

2751 Taxiway Charlie 50, Carson City, NV 89706

Marcus & Millichap



2751 TAXIWAY CHARLIE 50

EXCLUSIVELY LISTED BY

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Marcus & Millichap



OFFERING SUMMARY

2751 TAXIWAY CHARLIE 50



Listing Price
\$875,000



Clear Height
16 FT



Ground Lease Remaining
41 Years

FINANCIAL

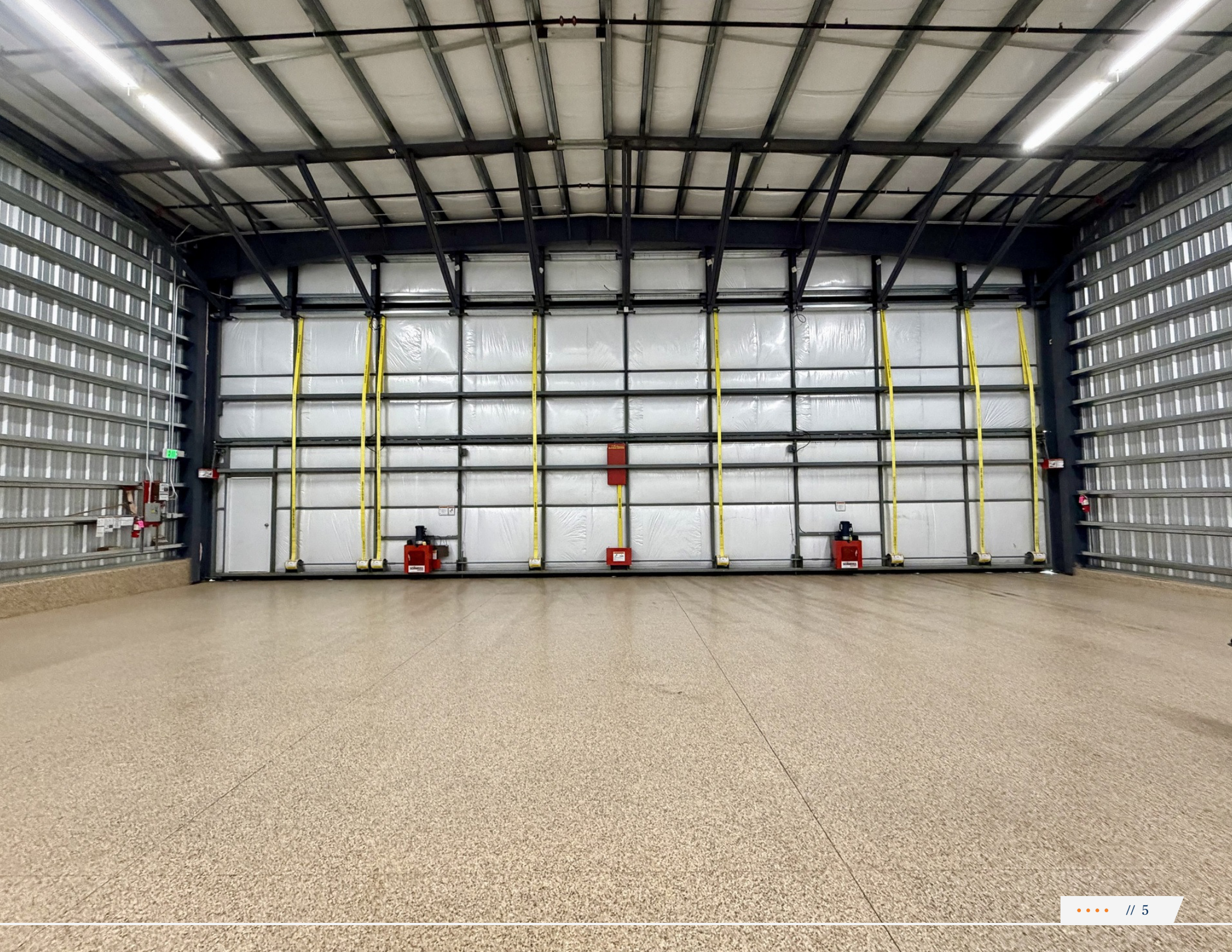
| | |
|-----------------------|-----------|
| Listing Price | \$875,000 |
| Price Per Square Foot | \$284.65 |

OPERATIONAL

| | |
|-----------------------|----------------------------------|
| Gross SF | 3,074 SF |
| Year Built | 2018 |
| Construction | Metal |
| Ground Lease | 41 Years Remaining (\$1,045/yr.) |
| Door Height | 16' |
| Interior Clear Height | 22' |

**Contact Agent for 3D Tour*





CARSON CITY AIRCRAFT HANGAR

2751 Taxiway Charlie 50, Carson City, NV 89706

INVESTMENT OVERVIEW

The Subject Property, 2751 Taxiway Charlie #50, is an aircraft hangar located at Carson City Airport (KCXP) in Carson City, Nevada. This 3,074 square-foot hangar presents a unique opportunity to acquire space within a supply-constrained aviation market.

The hangar offers a practical and efficient layout designed for aircraft storage, with flexibility to accommodate a variety of aviation uses. The building features approximately 55' x 55' of clear span space and includes an en-suite bathroom. The Property is situated on a ground lease with approximately 41 years remaining, providing long-term operational stability.

Carson City Airport serves as a key aviation hub for Northern Nevada, supporting a range of private, corporate, and service-based aviation activities. Its proximity to Reno, Lake Tahoe, and surrounding business centers makes it a convenient and strategic location for aviation users operating throughout the region.

Hangar inventory within the airport remains limited, and opportunities to acquire privately controlled hangar space are infrequent. Demand is driven by a combination of local aircraft owners, regional users, and aviation-related businesses seeking proximity to the runway and access to the broader Northern Nevada and Northern California markets.

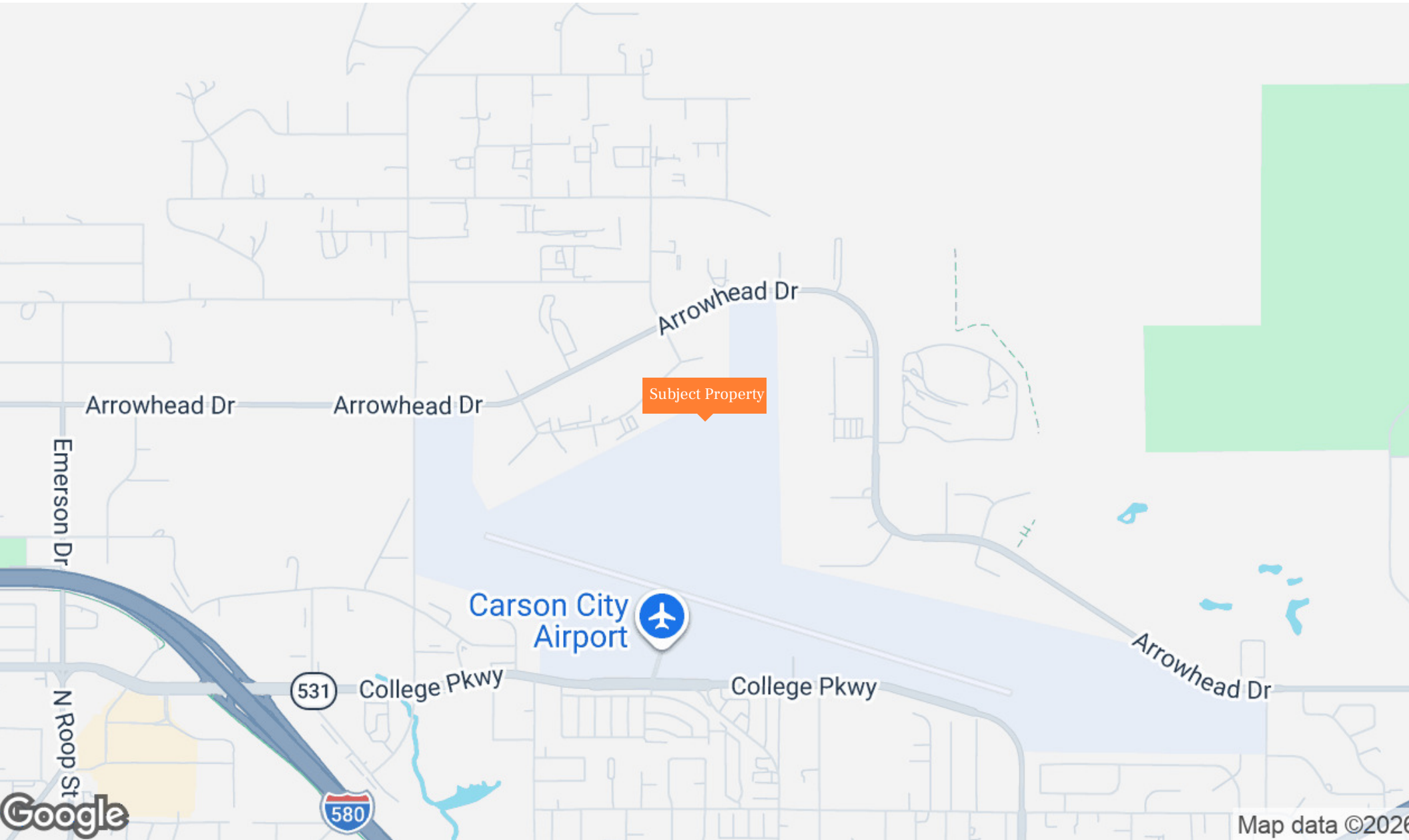
With continued regional growth and constrained hangar supply, properties such as 2751 Taxiway Charlie #50 offer the opportunity to acquire a functional aviation asset in a tightly held market. The Property is well suited for an owner-user while also offering long-term value supported by consistent demand for this asset class.

INVESTMENT HIGHLIGHTS

- **16 Ft Clear Height**
- **Updated Epoxy Flooring**
- **Radiant Heater**
- **41 Year Ground Lease Remaining**

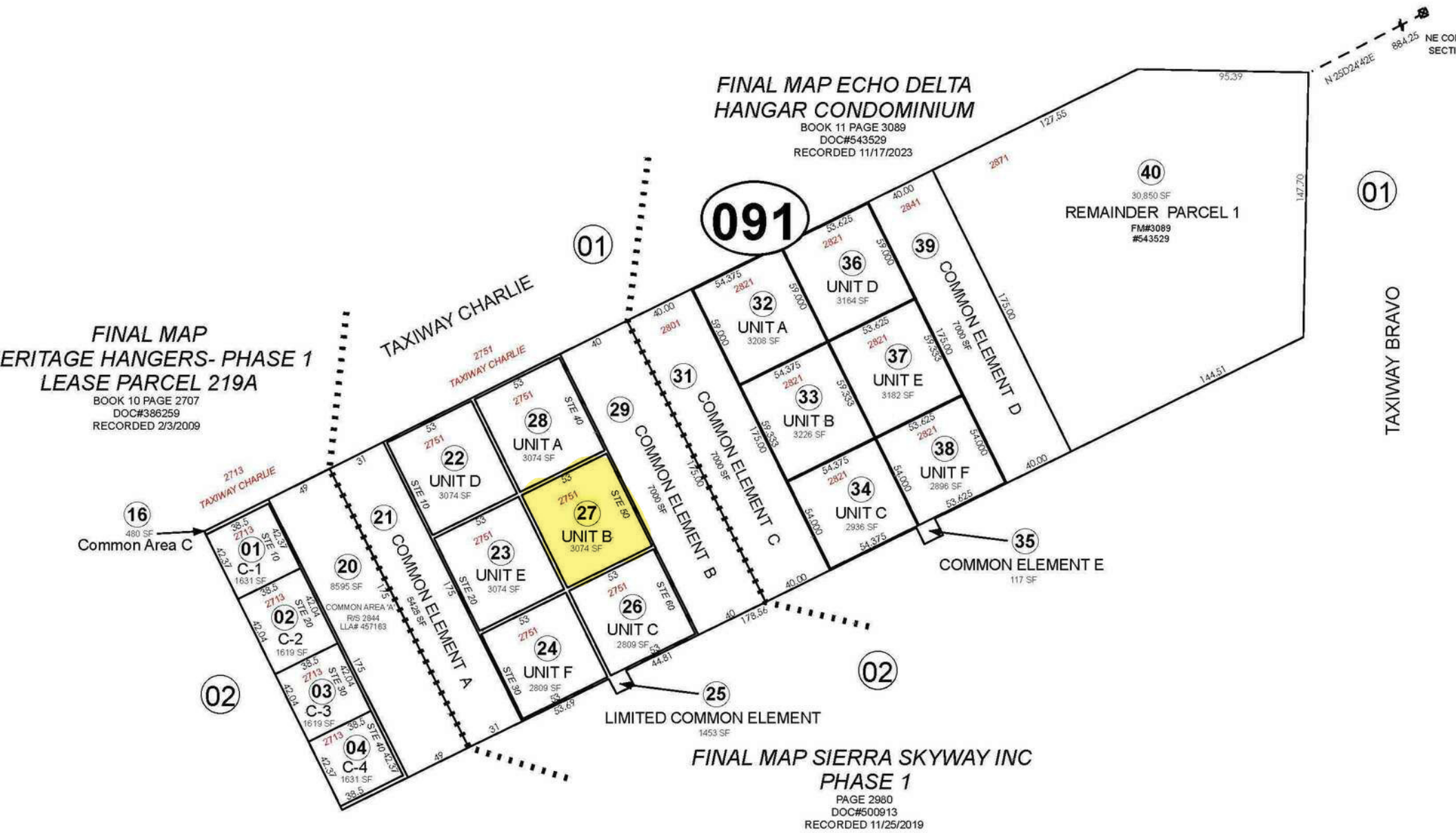
2751 TAXIWAY CHARLIE STE #50

REGIONAL MAP



Map data ©2020

PORTION NE1/4 SECTION 4, T.15 N., R.20 E., M.D.B. & M.



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 AS TO THE SUFFICIENCY OR ACCURACY OF THE
 HEREON. YOU CAN VIEW AND PRINT OUR
 CHARGE
 SON.ORG/HC 8 //



SCALE: 1"=80'

NOTE
 SOME PARCELS DELINEATED
 BE PRESENTED IN TRUE SIZE.
 DUE TO DISCREPANCIES BETWEEN


Rev



Arrowhead Drive

Capitol City Gun

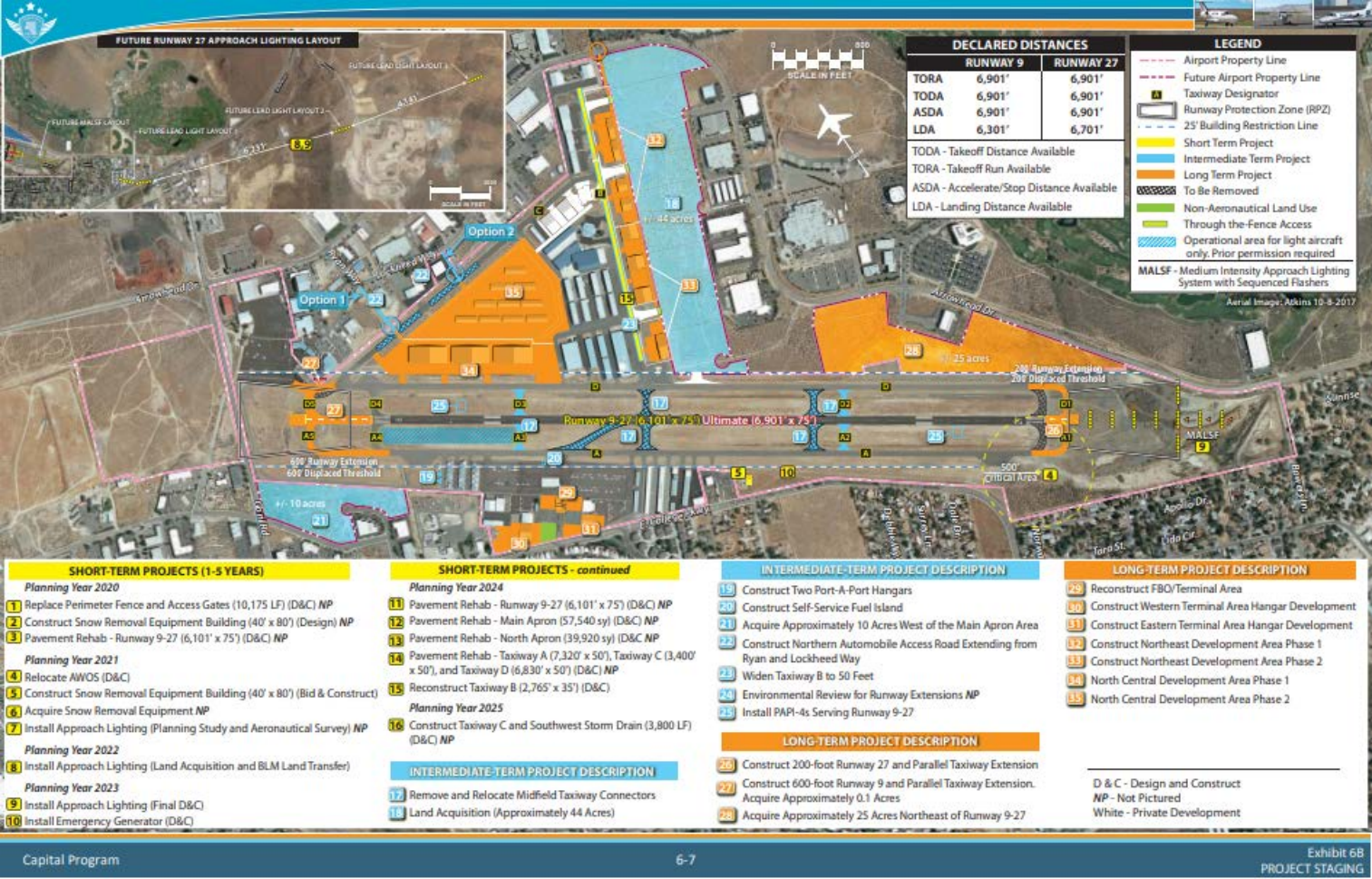
Goni Road

Walker Aviation 

Carson City Airport

US Highway 50
1 Mile

College Parkway



FUTURE RUNWAY 27 APPROACH LIGHTING LAYOUT



DECLARED DISTANCES

| | RUNWAY 9 | RUNWAY 27 |
|------|----------|-----------|
| TORA | 6,901' | 6,901' |
| TODA | 6,901' | 6,901' |
| ASDA | 6,901' | 6,901' |
| LDA | 6,301' | 6,701' |

LEGEND

- Airport Property Line
- Future Airport Property Line
- A Taxiway Designator
- RPZ Runway Protection Zone (RPZ)
- 25' Building Restriction Line
- Short Term Project
- Intermediate Term Project
- Long Term Project
- To Be Removed
- Non-Aeronautical Land Use
- Through-the-Fence Access
- Operational area for light aircraft only. Prior permission required
- MALSF - Medium Intensity Approach Lighting System with Sequenced Flashers

TODA - Takeoff Distance Available
 TORA - Takeoff Run Available
 ASDA - Accelerate/Stop Distance Available
 LDA - Landing Distance Available

Aerial Image: Axioms 10-8-2017

SHORT-TERM PROJECTS (1-5 YEARS)

- Planning Year 2020*
- 1** Replace Perimeter Fence and Access Gates (10,175 LF) (D&C) NP
 - 2** Construct Snow Removal Equipment Building (40' x 80') (Design) NP
 - 3** Pavement Rehab - Runway 9-27 (6,101' x 75') (D&C) NP
- Planning Year 2021*
- 4** Relocate AWOS (D&C)
 - 5** Construct Snow Removal Equipment Building (40' x 80') (Bid & Construct)
 - 6** Acquire Snow Removal Equipment NP
 - 7** Install Approach Lighting (Planning Study and Aeronautical Survey) NP
- Planning Year 2022*
- 8** Install Approach Lighting (Land Acquisition and BLM Land Transfer)
- Planning Year 2023*
- 9** Install Approach Lighting (Final D&C)
 - 10** Install Emergency Generator (D&C)

SHORT-TERM PROJECTS - continued

- Planning Year 2024*
- 11** Pavement Rehab - Runway 9-27 (6,101' x 75') (D&C) NP
 - 12** Pavement Rehab - Main Apron (57,540 sy) (D&C) NP
 - 13** Pavement Rehab - North Apron (39,920 sy) (D&C) NP
 - 14** Pavement Rehab - Taxiway A (7,320' x 50'), Taxiway C (3,400' x 50'), and Taxiway D (6,830' x 50') (D&C) NP
 - 15** Reconstruct Taxiway B (2,765' x 35') (D&C)
- Planning Year 2025*
- 16** Construct Taxiway C and Southwest Storm Drain (3,800 LF) (D&C) NP

INTERMEDIATE-TERM PROJECT DESCRIPTION

- 17** Remove and Relocate Midfield Taxiway Connectors
- 18** Land Acquisition (Approximately 44 Acres)

INTERMEDIATE-TERM PROJECT DESCRIPTION

- 19** Construct Two Port-A-Port Hangars
- 20** Construct Self-Service Fuel Island
- 21** Acquire Approximately 10 Acres West of the Main Apron Area
- 22** Construct Northern Automobile Access Road Extending from Ryan and Lockheed Way
- 23** Widen Taxiway B to 50 Feet
- 24** Environmental Review for Runway Extensions NP
- 25** Install PAPI-4s Serving Runway 9-27

LONG-TERM PROJECT DESCRIPTION

- 26** Construct 200-foot Runway 27 and Parallel Taxiway Extension
- 27** Construct 600-foot Runway 9 and Parallel Taxiway Extension. Acquire Approximately 0.1 Acres
- 28** Acquire Approximately 25 Acres Northeast of Runway 9-27

LONG-TERM PROJECT DESCRIPTION

- 29** Reconstruct FBO/Terminal Area
- 30** Construct Western Terminal Area Hangar Development
- 31** Construct Eastern Terminal Area Hangar Development
- 32** Construct Northeast Development Area Phase 1
- 33** Construct Northeast Development Area Phase 2
- 34** North Central Development Area Phase 1
- 35** North Central Development Area Phase 2

D & C - Design and Construct
 NP - Not Pictured
 White - Private Development

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