

# Offering Memorandum

**Executive Aircraft Hangar for Sale**  
**Gatlinburg Pigeon Forge Airport (KGKT) – Sevierville, TN**



## Property Overview

### Property Type:

Private Aircraft Hangar with Air Conditioned Office and Pilot Lounge Apartment

### Location:

Gatlinburg Pigeon Forge Airport (KGKT)  
Sevierville, Tennessee

### Offering Price:

**\$849,000**

Includes Hangar, all fixtures, fittings, appliances, furniture, and the remaining ground lease (27 years)

### Hangar Size:

60 ft wide x 50 ft deep (3,000 SF)  
50 ft wide x 20 ft high bi-fold hangar door

**Contact:** Randy Bable  
**Phone:** 865-216-8011  
[captain.randy@icloud.com](mailto:captain.randy@icloud.com)



### **Ground Lease:**

4th year of a 30-year lease

Low monthly ground rent (Currently \$2,458 per annum with 3% increase annually)

### **Highlights**

- **Steel-framed, fully insulated hangar**
- **Gas heater** in hangar, maintains 55°F in winter
- **200+ SF private office** with picture window and A/C
- **Storage room** with built-in shelving and pegboard
- **Full bathroom** with shower and laundry hookups
- **Space for up to three single-engine aircraft**
- **12 ft clearance beneath rear mezzanine**

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## **Pilot Lounge Apartment (Mezzanine Level – 800+ SF)**

- Large Air Conditioned **living area** designed for comfort and function
- **Gourmet kitchen** with gas range, microwave vent, butcher block island, and polished countertops
- **Luxury bathroom** with jacuzzi tub, shower, double vanity, bidet, and mood lighting
- Unique **aviation-themed bedroom** with fuselage-style design
- Closet storage and high-speed wi-fi

## **Turnkey Opportunity**

This offering is perfect for pilots seeking a premium base with on-site comfort and operational efficiency. The hangar is **move-in ready**, professionally maintained, and built with both performance and lifestyle in mind.

## Viewing & Contact

**Note:** This property is located on secure airport grounds.  
**All viewings are by appointment only with Randy Bable.**

More info, floor plans, and video tour available at:  
[hangarforsale.com](http://hangarforsale.com)

### Contact:

Randy Bable

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