



SPECIAL PURPOSE PROPERTY FOR SALE

1200 Boon Street, Unit 4

executive summary



1200 Boon Street, Unit 4 | Traverse City, MI 49686

PROPERTY OVERVIEW

Offered for sale is a heated, insulated "T" hangar at Cherry Capital Airport in Traverse City, Michigan, conveyed as co-op shares with exclusive rights to Unit 4 rather than fee ownership of the underlying real estate. The hangar measures approximately 48 feet wide by 40 feet deep with a 13-foot clear door height, accommodating a variety of general aviation aircraft in a secure, private space. Interior features include durable epoxy floors, convenient access to a shared restroom, and direct positioning on the airfield at TVC, a busy regional hub serving both commercial and general aviation traffic in Northern Michigan, which is undergoing a major \$120M expansion.

PROPERTY HIGHLIGHTS

- Modern Hangar
- Constructed in 2018
- Association Fees are \$150/month

SALE PRICE:	\$250,000
HANGER SIZE:	1,420 SF
YEAR BUILT:	2018
ZONING:	TRANSPORTATION

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



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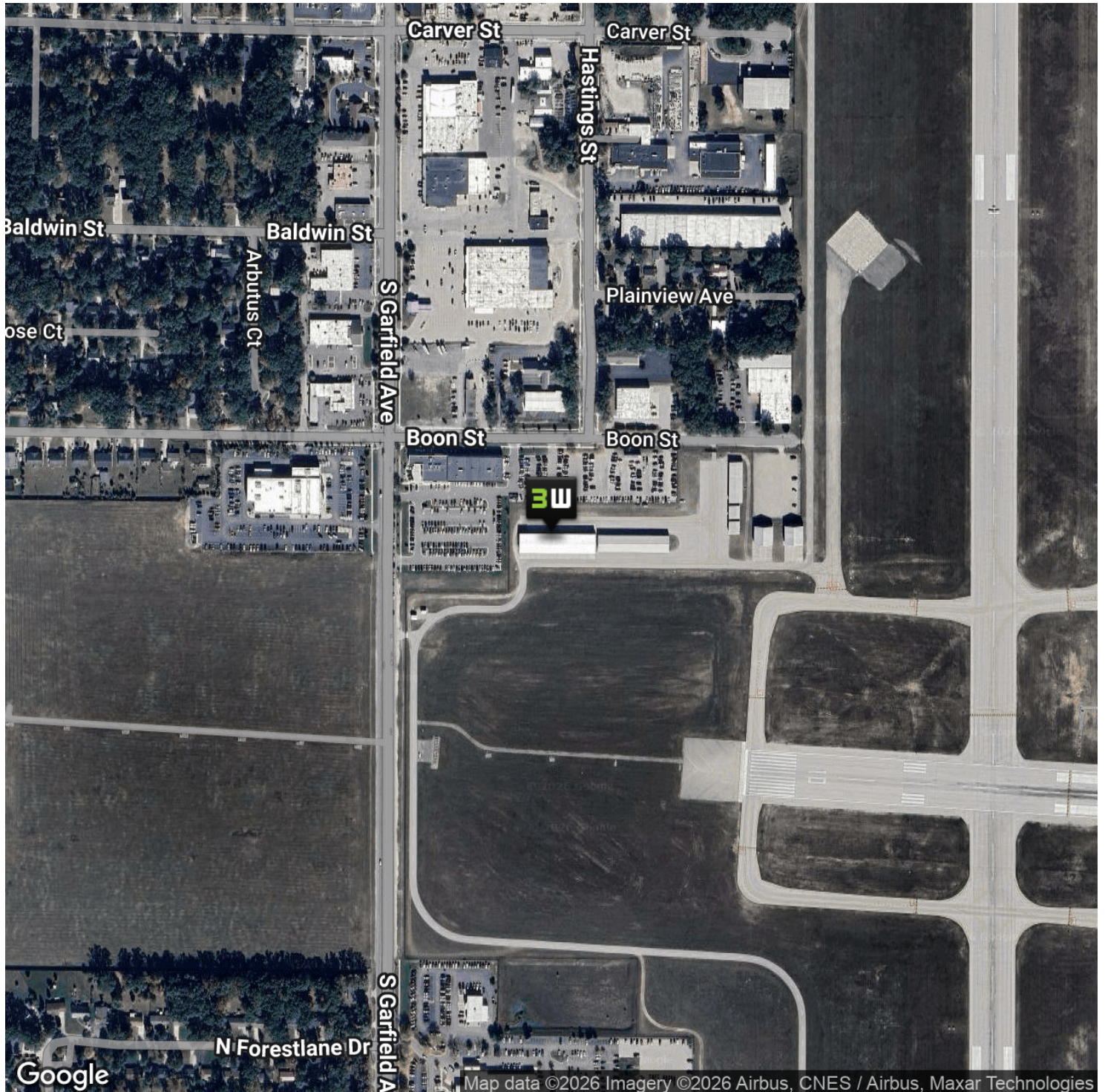
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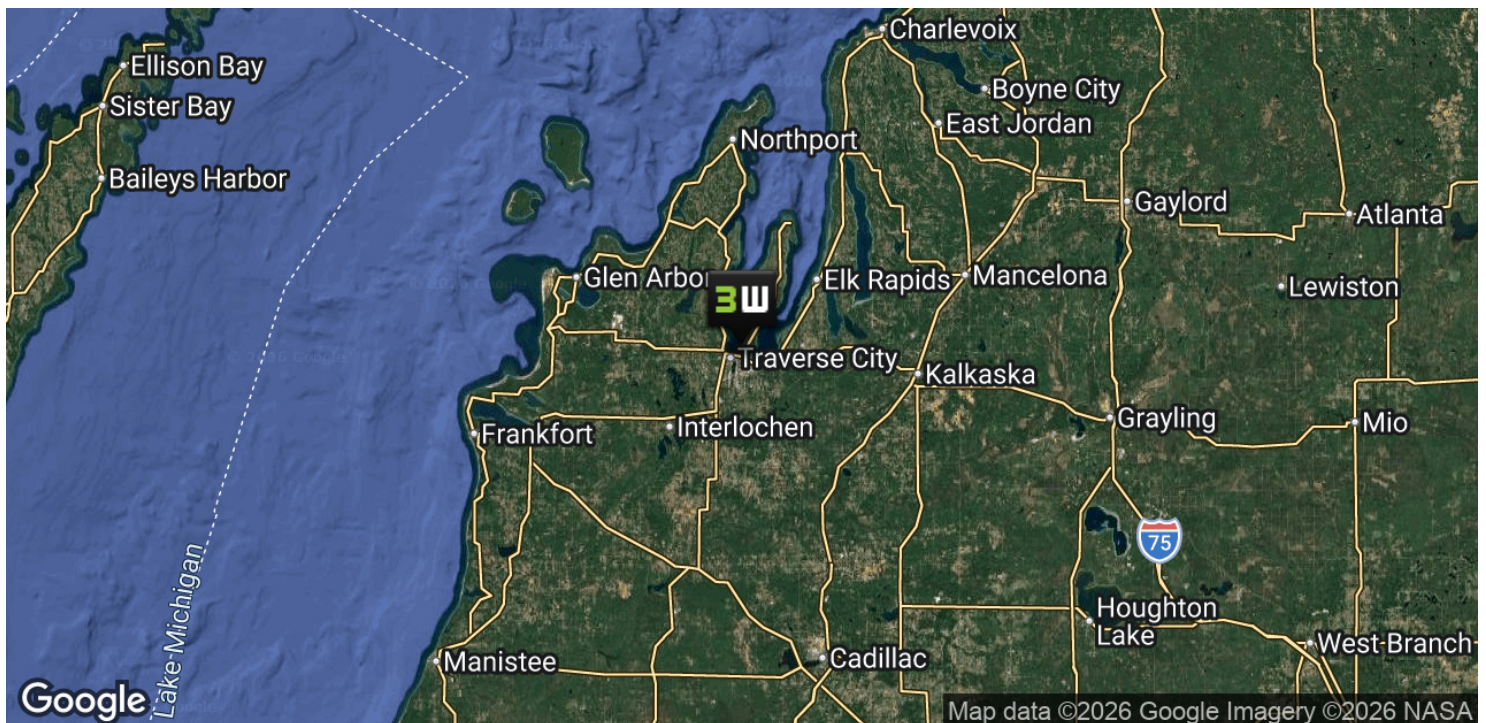
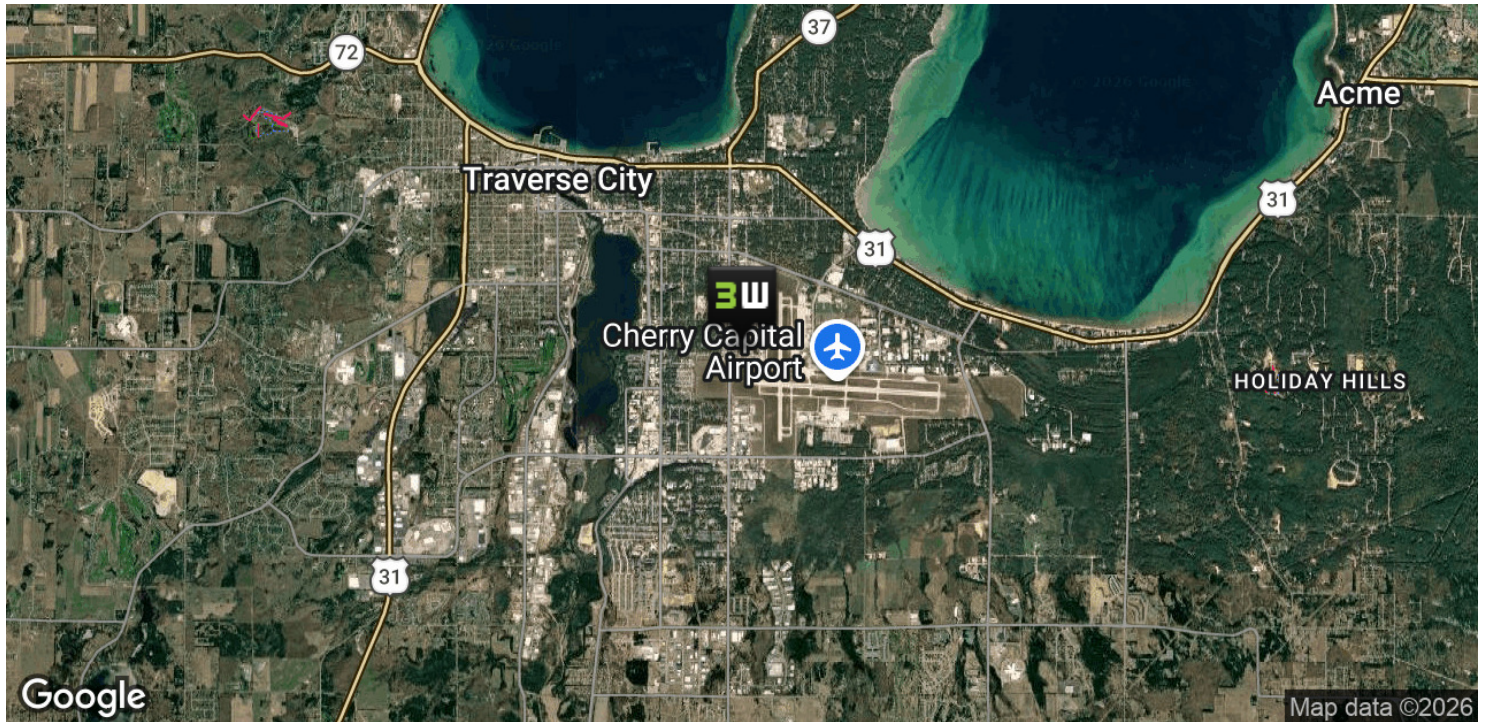
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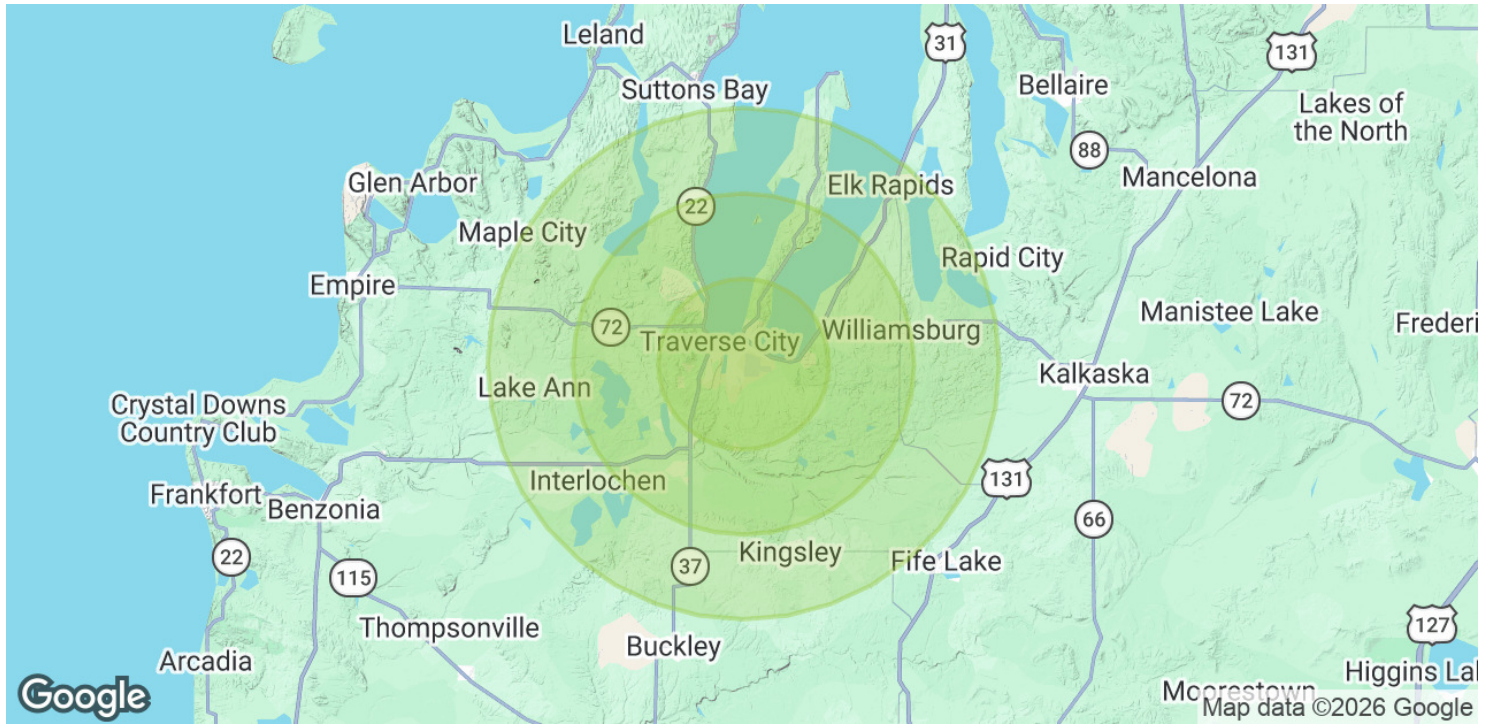
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	44,855	81,608	111,112
Average Age	43.4	44.0	44.6
Average Age (Male)	41.5	42.5	43.3
Average Age (Female)	46.5	46.5	46.4

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	19,906	34,454	46,112
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$100,535	\$103,223	\$103,926
Average House Value	\$352,960	\$355,799	\$357,065

2023 American Community Survey (ACS)

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