

FOR SALE

26453 TWP RD 481,
Leduc County, Alberta

WIZARD LAKE AIRPORT

REMAX Commercial Excel presents a unique investment opportunity in Leduc County, featuring a private airport with seven hangars and 83 acres of land, zoned AG for flexible industrial and storage uses.

An exceptional chance to acquire an airport for sale with significant growth prospects. Situated just 30 minutes away from Edmonton, this property features 7 airplane hangars capable of accommodating up to 3 planes each, along with two runways.

With ample space for numerous additional hangars, there's potential for increased revenue generation. Additionally, there's scope for establishing a storage facility and more on the premises.

- Spacious layout for versatile business use
- Ample parking for tenants and visitors
- Modern construction with appealing architectural design

PROPERTY DETAILS

Address	26453 TWP RD 481 (30 minutes from Edmonton)
Lot Size	83 Acres
Zoning	AG
Hangers	7
Runaways	2530 FT L X 80 FT W Turf surface 1396 FT L X 80 FT W. Turf surface
Property Taxes	\$7067.00/year
Sale Price	\$1,500,000

[More Details On Next Page→](#)

HANGERS

Hangars 1

Hangar 1:	Size 2640 SF (60x44)
Suite:	2 bedroom, Kitchen, Bathroom, Living Room
Ceiling Height:	16'
Power:	200 AMP
Heating:	Propane
Drainage:	Septic Tank
Water:	Cistern
Doors:	12' x 14' Overhead 10' x 10' Overhead 12' x 42 Vertical Bifold
Lighting:	LED
Concrete:	6" Slab

Hangars 4-6

Size	2304 SF (48x48)
Ceiling Height:	Height: 12'
Concrete	Aprons
Power:	100 AMP
Heating:	In Slab Heat Ready
Drainage:	Sump with Drain
Water:	Cistern
Doors:	12' x 40 Diamond Electric Bifold
Lighting:	LED

Hangars 2 & 3

Hangar 1:	2112 SF (48x44)
Ceiling Height:	12'
Power:	100 AMP
Heating:	Propane (in-slab heat ready)
Drainage:	Sump (no drain)
Doors:	2-12' x 12' Overhead (roadside) 12' x 42 Vertical Bifold
Lighting:	LED

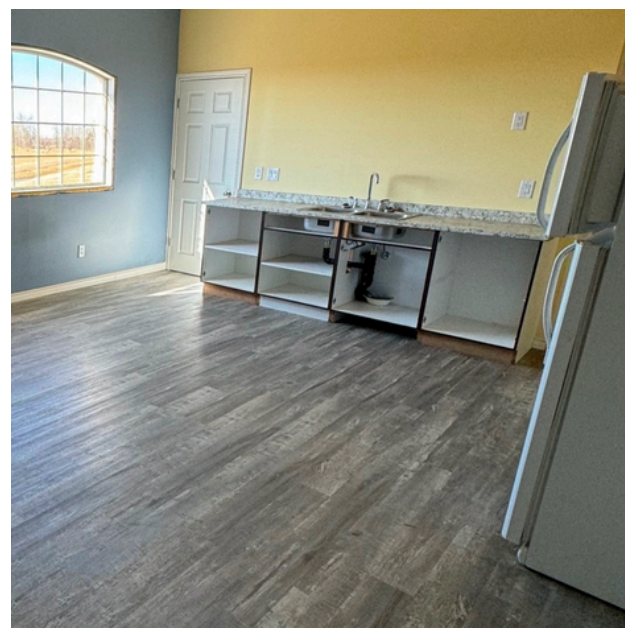
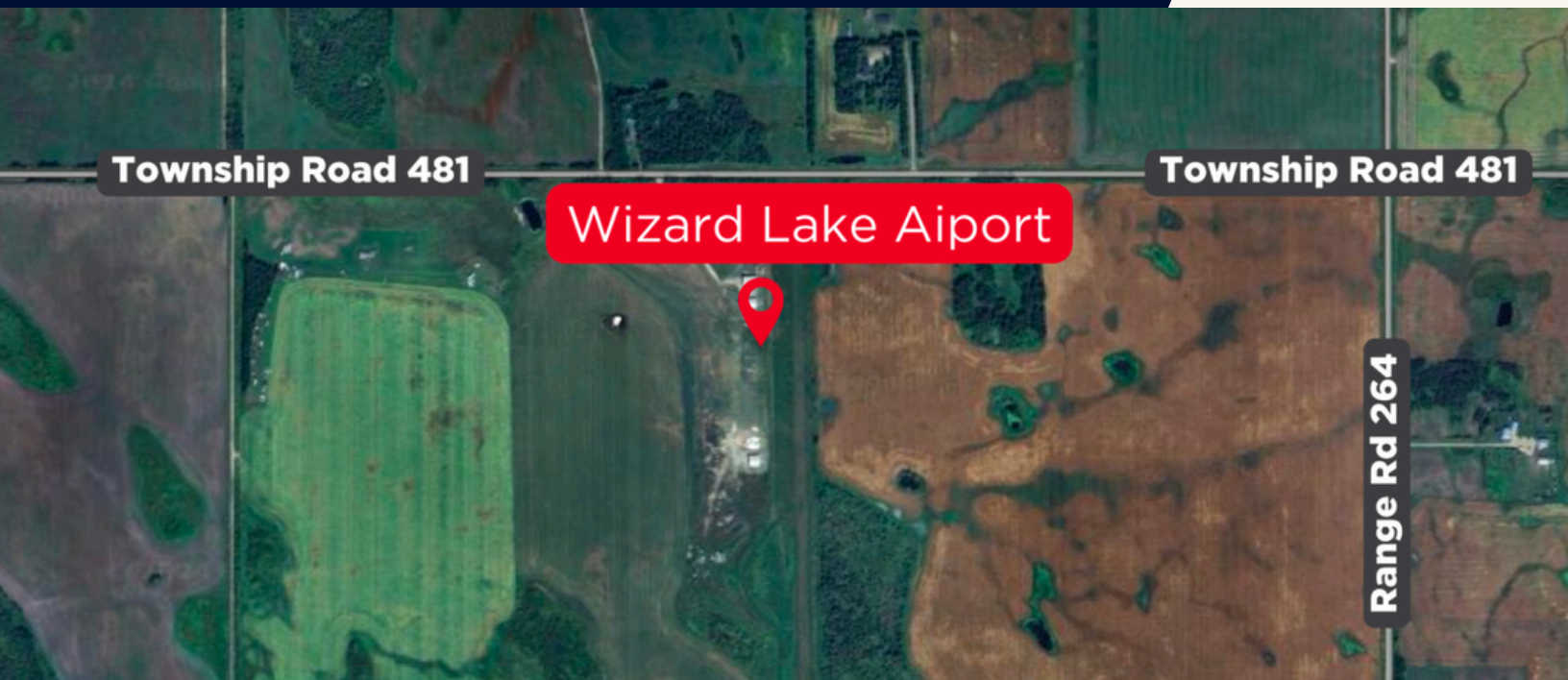
Hangars 7

Size :	2304 SF (48x48)
Amenities:	Bathroom with Shower, Urinal, Toilet, and Sink.
Concrete:	Apron
Ceiling Height:	12'
Power:	100 AMP
Heating:	Propane (in slab ready) Insulated and Heated with Boiler.
Drainage:	Septic Tank
Water:	Cistern
Doors:	12' x 40 Diamond Electric Bifold 10 x 10 Overhead Door
Lighting:	LED



MORE INFORMATION

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CONTACT

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