



## 51401 RGE RD 221 47 Rural Strathcona County AB

\$235,000

Fully Serviced Hangar at Cooking Lake Airport! Canada's oldest operating public airport is CBSA approved (CANPASS), is home to two Transport Canada approved flight schools, offers a 2,950 foot runway, 11 taxiways & 24/7 aircraft refueling. All properties at the airport are bare-land condominiums, your low annual fee ensures that the runways, taxi-ways & roads are maintained 365 days a year. With all lots sold this is a great opportunity. This hangar was built in 2000 and offers a full kitchen (with antique gas stove), bathroom with shower & laundry, office, shop area, loft with murphy bed & large hangar space with concrete floor. The furnace & water pump were just replaced in 2022, Other features are a 300 gal cistern & 900 gal septic. The hangar doors slide manually along each side to offer maximum door width. An overhead door could easily be added to the road side as the opening is framed and ready. Perfect personal aircraft storage spot or aviation business with visibility from the road.

Listing Presented By:



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