



Rural Strathcona County Alberta

\$920,000

Exceptional build quality featuring: two grade-level loading vehicle bays, a plane warehouse, residential suite, two washrooms, one bedroom, kitchen, theater room, office, two tool rooms, and a patio with storage for up to three aircraft. Large Hydro-Swing plane door (opens over 90° with remote control). Concrete apron leading to taxiway, grade-level door bay, and concrete slab for shed at the rear. Current income in place. New twin, top condensate technology, NTI boilers, replaced in 2024, with in-floor heating system, a \$30,000 investment. All fasteners on entire roof skin replaced in 2024. Epoxy flooring in RV bay. 410 sq.ft. bonus mezzanine space with forklift access, plus 60 feet of upper and lower cabinets along the warehouse wall. Airport taxiways removed and replaced, new asphalt in 2024. Note: airport will be receiving a brand new runway in the near future, recently announced by the Province of Alberta. (id:6769)

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