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Ad Number : 10093

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Hangar for Sale, ±21,000 SF Aircraft Hangar For Sale at
Inuvik (Mike Zubko) Airport

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\$0.00

2121 Airport Road,



Description:

CBRE is pleased to offer this unique opportunity to purchase a ±21,000 SF hangar facility at the Inuvik (Mike Zubko) Airport, located 6.5 nautical miles east of Inuvik, Northwest Territories, Canada. This is the only airport with a paved runway within the Canadian Arctic Circle. The hangar doors open to 140 feet wide and 43 feet high, and can accommodate a variety of aircraft, including a C-130. The offering also includes an office space, a lounge area, and parking. This facility is a one-of-a-kind opportunity for a government, military, oil and gas, or exploration operation.

Facility Highlights:

- ±21,000 SF hangar bay
- 140' wide x 43' high hangar door
- Ground lease through 2047
- Office/lounge space
- Paved ramp with secure access to hangar
- Parking
- Slab on grade concrete floor
- Bedrock pilings
 - 6 x 6 inch pilings cemented to bedrock (2020); and
 - 11 x Helical Steel piling (2021)
- Steel construction of siding/roof with R30 and R40 insulation in walls and roof respectively
- Hydronic heating with four (4) 300,000 BTU boilers
- Forced air heating with a 300,000 BTU waste oil burner
- Local Grid electrical supply, LNG generated in the Town of Inuvik. The hangar is wired for 600V, 347V, 220V, 110V.
- Emergency Electrical Supply is via an emergency 30 Kva generator and is integrated into the electrical system which maintains operational status even during emergency settings
- Service Door: Roll up door (12 X 14) allows direct access to the service road
- Ramp – Combination Paved and Gravel*:

- Paved area: Directly in front of the hangar. 240 wide X 140 feet deep.
- Gravel area adjacent to the paved portion. California Bearing Ratio (CBR) is sufficient to enable parking and taxing of C17 and C130 aircraft.
- *Paved area stressed to same capability as the main runway.
- Offices and Reception Area including a joint office / reception space and other offices spaces (presently are used for domestic water storage and maintenance)
- +/-600 sq. ft. residence including a bedroom, kitchen, dining area, full bath, utility room with washer and dryer

The following heavy and light equipment is included in the sale:

- Loader (2012) 928K and attachments: sweeper, auger, forms, rollerized tines, bucket
- Telehandler: Cat TL1255 forks, basket and bucket
- Komatsu Excavator
- Mule, Capable of towing aircraft up to 500,000 pounds
- Packer
- Warehouse forklift 4000 pound capacity
- Other equipment including tools, trucks and aircraft handling equipment is negotiable
- The Hangar is also equipped with Fuel tanks (on site), which are included in the sale offering:
 - 80,000 liter (21,133.8 gallon) tank manufactured in 2021.
 - Electric submersible turbine pump in the tank and fuel cabinet
 - Several portable tanks.

Location - Inuvik (Mike Zubko) Airport

The Inuvik (Mike Zubko) Airport is a public-use airport located approximately 6.5 nautical miles east of Inuvik, Northwest Territories, Canada. This is the only airport within the Canadian Arctic Circle with a paved runway, which is currently being extended from 6,000 feet to 9,000 feet. The airport is a critical transportation hub and an industrial hub that traces its roots to the Whaling ships of the 1880's and 90's and the fur trade. In recent years, Inuvik became a major Oil and Gas industrial hub and the central point for freight, personnel and operations for offshore and onshore drilling. In 1958, Inuvik was designed and built as a Western Arctic Defense Hub with the Military establishing a Signals base which operated until 1985 when it closed.