



www.hangartrader.com

Ad Number : 11175  
Hangar for Sale, Hanger/Apartment  
\$89000.00  
1540 Rodeo Drive Space 8 (404),

Contact : Jeff Shaffer  
307-240-4462  
[aacjcs1997@gmail.com](mailto:aacjcs1997@gmail.com)



Width 40 Depth 50 Height 10

**Description:**

Hanger with Apartment (one of a few at Hunt Field, LND)

Water, Electricity, Natural Gas

2,000 plus sf (Apartment/Shop approximately 680 sf of 2,000 plus sf)

15 Year Lease, with extension upon sale with Your Aircraft in Hanger, then City signs lease

High Ceilings, ability to add Loft for additional sf above existing Bedroom/Office

Priced to Sell

Private Gate/Access from Street

Everything Included ! Bedroom Furniture, Microwave, Refrigerator, Tools, etc

Financials 2023

Recent Hunt Hanger Sales

Next door neighbor \$60,000 (approx 1,200 sf, partial concrete, No Apartment)

Large 100 x 100 Hanger (10,000 sf), \$781,000. Brand new, custom built

Lease \$322/Year. Property Taxes \$525/Year

Monthly Water \$37.42 Monthly Electric, \$29.40 (\$50 to \$85 November - April)

LND to DUB (Dubois) 60.9 nm, LND to JAC (Jackson Hole) 99.9 nm

LND to RKS (Rock Springs) 74.8 nm

LND to SLC (Salt Lake City, UT International) 189.5 nm

LND to DEN (Denver, CO International) 254.5 nm

Everything Works! In process of upgrading Apartment

Moved to AZ

Call Jeff 307-240-4462