



www.hangartrader.com

Ad Number : 11284

Contact : Steve Mutzig

Hangar for Sale, Hangar/Workshop/Loft at KCFO

\$375000.00

smm185@earthlink.net

37700 Cessna Waw, Hangar 6W, CO, USA



Width 55 feet Depth 31 feet Height 13 feet

Description:

Offered for sale - Hangar 6W, located at 37700 Cessna Way, Colorado Air and Space Port (CFO).

The property has many upgrades and will be listed as 375,000.00 - All valid offers will be considered.

Upgrades:

Upper loft area that is configured for office space, pilot's lounge and storage.

Loft is constructed with structural steel with a poured concrete floor , carpeting throughout – no wood used in the construction. Steel and concrete stairs from machine shop to upper loft.

Pilot's Lounge – Upper Loft:

Full kitchen – Refrigerator, Double oven with glass cooktop, Over the Range (OTR) Microwave, Dish washer, Schroll

Cabinetry (Oak - <https://schrollcabinets.com/products/>), Corian

countertops with large integrated Corian sink.

(<https://www.corian.com>)

Great Room – Adjacent to kitchen area – Entertainment area that includes a large screen TV with glass door enclosure and floor to ceiling bookcases on each side.

Full bathroom - Upper loft:

Kohler shower with DGI sliding glass shower doors, Schroll cabinetry (Oak) with Corian countertop and integrated sink.

Office area:

Dimensions – 16' X 10' – Carpeted. Large closet area.

Upper loft storage area:

Dimensions – 15' 10" X 11' X 6" – Carpeted. Elfa storage shelving included.

Lower area under the loft is an enclosed, "clean room" configured for a machine shop and tool room. Non-enclosed area under the loft for a welding work area (220 volt outlet).

Shop Area – Enclosed - Ground Floor:

Dimensions – 29' 10" X 11' 11".

Epoxy coated floor (light gray).

Drop ceiling with multiple LED flood lights.

Climate controlled via Central Air and Heat – Work comfortably year round.

Lista WorkStation with butcher block top and bookcase with enclosed glass doors and attendant under bookcase lighting.

(<https://listacabinets.com>)

Fort Knox Gun Safe – Defender 6637.

Under stairwell storage.

Lower bathroom with deep sink, Schroll Cabinetry (White)

Washer / Dryer.

Utility room with water heater and Elfa shelving.

Welding Area – Unenclosed – Ground Floor:

Dimensions – 16' 3" X 18'.

Epoxy coated floor (light gray).

Drop ceiling with 16 LED flood lights.

110V and 220V outlet.

Compressed air outlet.

Hangar Bay:

Dimensions: Door Opening – 55' Wide X 13' Tall.

Hangar bay – 55' Wide X 32' Deep.

Ambi-Rad Natural gas overhead heating.

Garage door on south wall.

Man doors on south wall and on Bi-Fold hangar door.

Adjustable window blinds for windows on Bi-fold hangar door –

provides adjustable light during afternoon and blocks lights from the hangar bay at night.

Jib hoist – 1 ton.

“I” Beam structurally welded to roof structure outside of large double door that is adjacent to upper storage area – facilitates moving heavy objects to upper level.

Compressed air plumbing in machine shop and hangar bay – 2 HP air compressor included.

Elfa Storage Solutions for hanging brooms / mops, etc.

Fiber optic cable into the hangar for high speed internet access.

Preferred method of contact : e-mail (mm185@earthlink.net) or text to 303-870-1883 ----

Steve Mutzig