



www.hangartrader.com

Ad Number : 14685

Contact : Marie Batrachenko

Hangar for Sale, Heated Executive Airplane hangar /
Workshop / Loft 90 x 60 x 18 FOR SALE

contact@aitheon.com

\$499995.00

1725 Henry Ave,



Width 90 Depth 60 Height 18

Description:

Investment Highlights:

Excellent opportunity at Fleming Field - South St. Paul Airport

Thoroughly heated 5,400 sq. ft hangar right on the taxiway

60 x 16 ft height insulated front straps bi-fold aircraft hangar door

Brand new runway finished in September 2022

Aviator office and storage area on the machine shop level with full bath and shower

Large office / resting area on the upper mezzanine with the outdoor deck

Secondary mezzanine with storage space

Cedar "man cave" interior design

Other Amenities: air compressor, built-in pressure washer, clothing washer / dryer, and more

Executive Summary:

Offered for sale - Hangar located at Fleming Field - South St. Paul Airport, 1725 Henry Ave, South St Paul, MN 55075.

The property has many upgrades and is listed at 699,995.00 - All valid offers will be considered.

Upgrades:

Lower and upper loft area that is configured for office space, pilot's lounge with the outdoor area, and storage.

Main door on the ground level and large windows on both levels.

Spiral stairs from the machine shop to the upper loft.

One more upper area is configured for storage.

Amenities:

Full bathroom with instant water heater - machine shop level

Built-in pressure washer

Integrated sink

Epoxy-coated floor (light tan)

Ceiling with 15 high bay fluorescent lights with reflectors

Industrial heater

Work area equipped with multiple hanging power sockets (110-volt outlets)

Washer / Dryer

Preferred method of contact: e-mail (contact@aitheon.com) or text or call to 612-472-6541