



www.hangartrader.com

Ad Number : 15555

Hangar for Sale, 3,900 SF Hangar for Sale at Henderson
Executive Airport

\$800000.00

3500 Executive Terminal Dr, - 89052

Contact : Andrew Canter

858-218-6733

andrew@cantercompanies.com



Description:

Hangar for sale at Henderson Executive Airport in Nevada.

Located in the south Hangars - Hangar H5. The building is owned, but on a ground lease with the airport. Current lease goes until 2036 and then has two 5 year extensions. The hangar is 60' X 65' X 16' high, has an electric bi-fold door, insulation, epoxy floor paint, built-out office, kitchen, bathroom and a loft space above the office all within the hangar.

Below are approx. annual operating expenses:

Hangar Rent NV. - 3,510.00

Henderson Hangar Association – Dues - \$600.00

Clark County Assessor - Tax - Henderson hangar - \$1,636.44

Insurance - Hangar Est. - \$1,194.50

Nevada Power - Utilities Expense - \$700.00

Total Annual Costs. - \$7,640.94

For sale by owner - seller is open to all reasonable offers! The hangar is owner occupied and is not leased out.

Text Andrew at 858-218-6733 with any questions.