

**Better
Properties**



Morrison
House

Sotheby's
INTERNATIONAL REALTY



16608 103rd Av Ct E #15, Puyallup 98374

Thun Field Airplane Hangar



Meridian Ave E

168th St E

103rd Ave Ct E

PIERCE CO.



Thun Field Airplane Hangar **THE OFFERING**

Owner/User or Investment Property

Welcome to a rare chance to own an aviation gem at the highly sought after Pierce County Thun Field!

This meticulously maintained airplane hangar is painted, insulated, and strategically positioned just off Meridian Avenue in South Hill near all the major conveniences with easy access to Hwy 512 and I-5 with guaranteed potential for growth in value over time.

This hangar is the perfect place to store your aircraft or can be an investment property. With a reliable income producing tenant already in place, it is a built-in opportunity for positive cash flow. Plenty of space with extra storage, individual power, bi-fold door, private bathroom, gas heat, and 24/7 security and surveillance with gated access. This hangar checks all the boxes!

Buyer to verify all information to their satisfaction.



Thun Field Airplane Hangar

2.62% Cap
\$549,000
DETAILS

| | |
|-------------|------------|
| LEASABLE SF | 1,975 SF |
| LAND AREA | N/A |
| LEASE TYPE | NNN |
| YEAR BUILT | 2002 |
| PARKING | Uncovered |
| 2023 TAXES | \$1,436 |
| HANGARS | 1 |
| PARCEL | 8888877720 |

Thun Field Airplane Hangar

INVESTMENT HIGHLIGHTS

FINANCIALS

\$14,400 Annual Income

BUILDING

1,975 SF

Condo association monthly fee of \$175
includes lease and insurance.

Great location just off Meridian Ave in South
Hill, Puyallup.

Land lease through 10/31/2051.

24/7 security system with surveillance.



Thun Field Airplane Hangar

LEASE CONTRACTS

PREMISE AND TERM

Tenant: Individual

Lease: NNN

Term: Month to month

Rent: \$1,200 plus \$70 NNN per month

MAINTENANCE AND EXPENSES

Tenant is responsible for most maintenance and repairs.

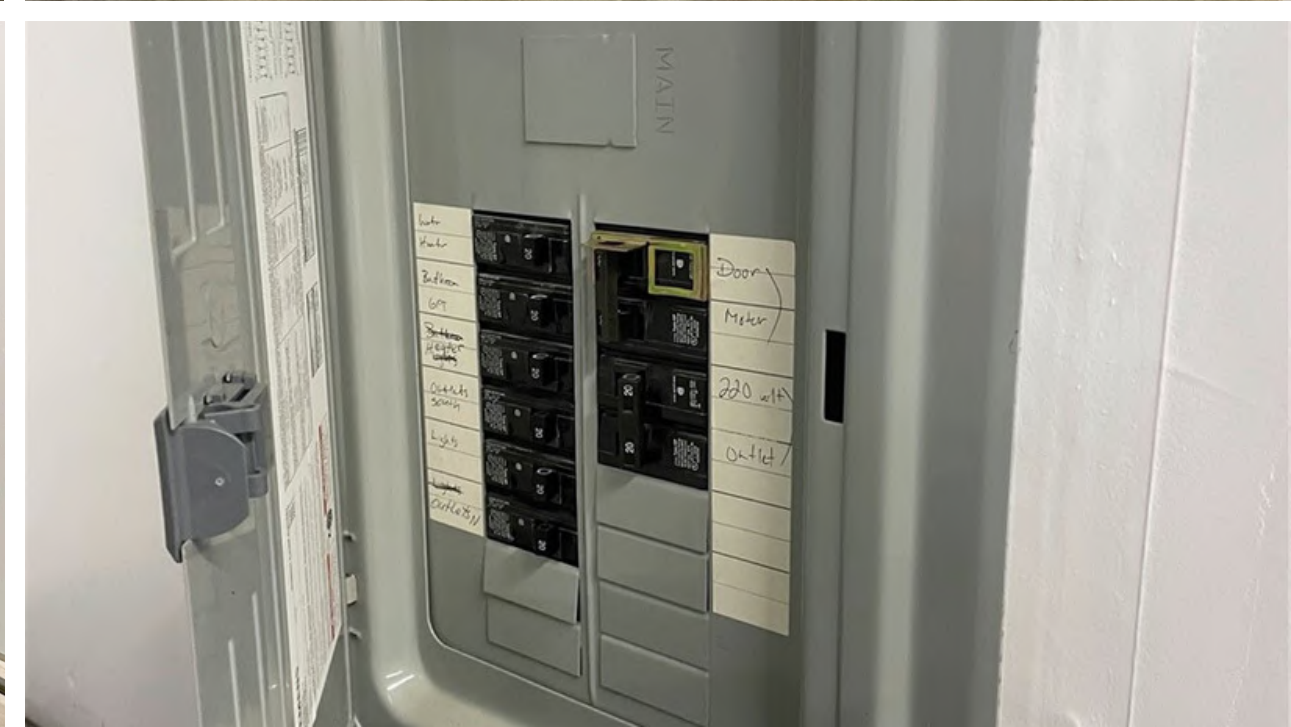
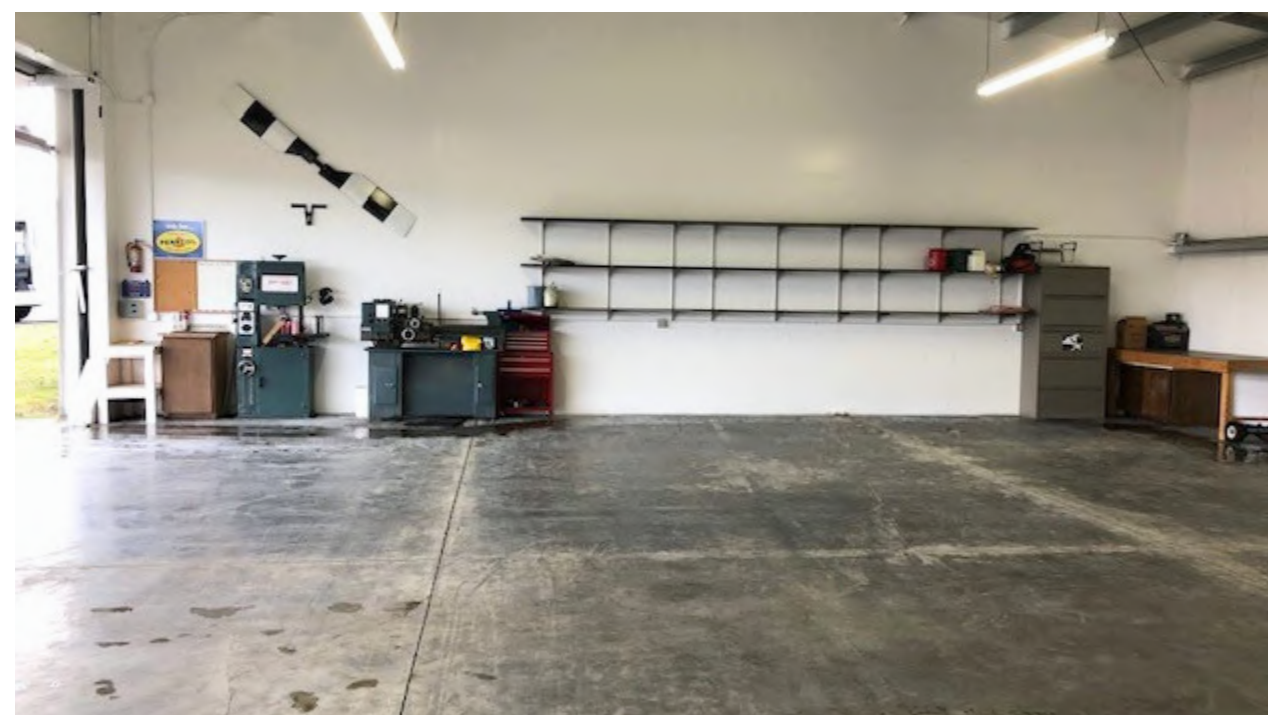
Landlord has limited responsibilities.

Tenant pays all utilities directly.

Tenant is required to maintain general liability and property insurance.

Tenant pays property taxes directly to the county.



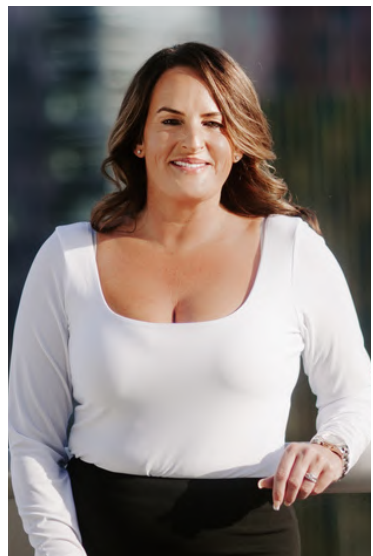




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