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Ad Number : 17863

Hangar for Sale, Michigan Hangar For Sale

\$1850000.00

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Width 170 Depth 120 Height 110 x 26'8" Door

Description:

## Property Summary

Hangar Location Livingston County Airport (KOZW)

Year of Construction 2020

Building Dimensions 170 x 120

Building Square Footage 20,400

Hangar Area Dimensions 132 x 120

Hangar Square Footage 16,560

Finished Office Area Square Footage 3040

Unfinished 2<sup>nd</sup> Level Area Square Footage 2000 (approximate)

Higher Power Single Piece Hangar Door 110 x 28 (110 x 26'8" Clear Opening)

Land Lease Term 20yr w/ 10yr Extension (No Reversionary)

## Property Features

(1) Reception Lobby Area with Seating and Kitchenette

(1) Conference Room with Seating for 8

- (4) Corporate Offices
- (1) Maintenance Office
- (1) Maintenance Workshop/Storage Room
- (2) Customer Bathrooms
- (1) Employee Restroom Including Shower and Washer/Dryer Combo
- (2) Crew Lounge/Rest Rooms with Murphy Beds and Recliners
- (1) IT Room
- (1) Printer/Office Supply Storage Area
  
- (17) Adjacent Parking Spaces (More parking available at adjacent terminal building)

## Property Highlights

LED Lighting Throughout

Big ASS Fan in Hangar

(2) Furnace / AC Units for Office Areas

(4) Radiant Overhead Heating Units for Hangar

Overhead Sprinkler Fire Suppression in both Hangar and Office Area

Foam fire suppression system with (2) in Hangar Fire Hose Dispensers

(3) 250 Volt GPU Plugs in Hangar Bay

(1) 250 Volt GPU Plug External Ramp side

(1) Commercial Ice maker and Coffee Preparation Station

(1) Utility Sink

(1) Mop Sink

(2) 10x10 Overhead Doors (One Ramp Side/ One at Rear of Building)

Outside Yard Area has underground Sprinkler System

Office / Lobby Furniture and Décor Included!

One office and one aircraft parking spot currently leased, current tenant also providing hangar management. Qualified buyers please contact me for full details and additional photos.