



[www.hangartrader.com](http://www.hangartrader.com)

Ad Number : 17881

Hangar for Sale, Rent to Own

\$325000.00

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Width 50 Depth 50 Height 14

**Description:**

- \* 4" Concrete floor w/commercial fiber (no custom finish) and full concrete ramp to taxiway
- \* 2" X 6" construction, w/wood trusses and steel beam door & post for bi-fold door
- \* Auto Latch, Strap Schweiss bi-fold door 46' X 13'6" clear
- \* All walls (16') to have R-21 Insulation, Ceiling to have R-38 blown-in insulation
- \* 5/8" drywall with second coat of mud over tape joints
- \* White metal siding w/colored trim & galvanized metal roof
- \* Gutters to underground drain
- \* 4 double 110 outlets plus one 50 amp 220 located below (100 amp) electrical panel.
- \* 4 LED Highbay lights (4 bulbs each light)
- \* One 60" Global Industrial commercial ceiling fan
- \* 150,000 BTU natural gas, forced air heater
- \* Sheet rocked and finished through paint (no texture included). Paint to be Sherwin Williams Cutting Edge White.
- \* This hangar will have man door inside the bi-fold door.
- \* One hose bib located inside the hangar near door.
- \* Finished ADA bathroom (6' X 7'5") includes; toilet, grab bars & wall mounted sink w/ chrome faucets - all ADA compliant. Grey wood grain Formica behind sink and toilet