



www.hangartrader.com

Ad Number : 18852

Hangar for Sale, San Diego Hangar/Condo

\$369000.00

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Width 52 Depth 52 Height 14

Description:

- 2,700 s.f. box hangar with doors on both ends; 1,180 s.f. upstairs condo... Approved for light Commercial (repair/manufacturing) business...
- Large enough for an Eclipse or Cirrus Vision Jet, Piper M-Class, Cessna 310R twin or P-51 Mustang (or two single-engine piston airplanes).
- Overhead LED lighting...
- Dual electric belt-drive Schweiss bi-fold doors (South and North sides), with remote controls....
- 110V / 220V AC upstairs & downstairs...
- Airport perimeter fence with remote/electric drive-through and walk-through gates...
- Samsung stacked Washer/Dryer and utility sink downstairs...
- Upstairs kitchen area.... Whirlpool microwave oven, dishwasher, fridge w/ ice-maker and garbage disposal.....
- Roof-mounted VHF/Scanner discone antenna...
- Carpeted and tiled upstairs....
- Central AC w/ heat pump upstairs on Nest WiFi Thermostat....
- Upstairs lighting is on dimmers...
- Full upstairs bathroom with shower, sink, toilet & cupboard and vanity storage....
- Eight upstairs exterior windows with screens, mini-blinds; three with blackout window shades and curtains...
- Downstairs half-bath...
- Water, sewer, trash collection, insurance, door/motor and taxiway maintenance included in common fees...
- Furnished! Wardrobe unit, dresser, nightstand, king sized bed, sofa, TV stands, desk, dining table/chairs, credenza included ....
- Low monthly land lease and common fees of \$503; County property tax of \$322/mo...
- Optional Cox High-speed fiber Internet (400Mbps up/down); \$50/month...
- Private USPS mailbox...

- Sub-lease for land through December 2032...
- Quiet location off Taxiway Bravo, away from main runways...
- Don't hesitate and miss out on your chance - Available for immediate occupancy!