



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

Ad Number : 18991

Hangar for Sale, Great T-Hangar for Sale

\$125000.00

37750 Astra Way, Unit 4E,

Contact : Joseph Grindrod

(609) 351-1624

[jjgrindrod98@gmail.com](mailto:jjgrindrod98@gmail.com)



Width 42 Depth 33

#### Description:

This superbly maintained T-hangar boasts an electric folding hangar door and storage loft. The painted floor and insulated walls finished up to 8 ft provide for clean working conditions. The ceiling mounted gas heater (Reznor UDAP45) has a wall-mounted digital thermostat for excellent temperature management during cold Colorado winters. Two windows mounted in the upper hangar door provide good natural light during the day and ceiling mounted lights provide for optimal working conditions anytime. The loft provides ample storage and space for a cot/bed for those late night/early morning flights. A shop-sized air compressor with a ceiling-mounted hose reel and two additional wall taps are included. A water tap/hose bib is located in the back corner of the hangar which is protected from freezing temperatures and a great feature for keeping the hangar floors clean. The apron received crack sealant and a fresh topcoat earlier this year (2024). A shared community bathroom with a shower is located at the northwest corner of the building. Great neighbors with plenty of tools and booze! I wish I could keep her, but we are moving soon.