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Ad Number : 20128

Hangar for Sale, 60x60 Hangar in Good Condition in
Novato, CA
\$475000.00

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Width 60 Depth 60 Height 22

Description:

This is a 60x60' (3,600 sq ft) "corporate size" hangar at Gness Field in Novato, CA (about 30 miles north of San Francisco). It's Marin County's only public airport.

This hangar was built in 1997 and is on the east side of runway 31 (with very easy access to the runway). It has 110 and 220 electrical service (numerous outlets too, spaced about 5-10 feet apart throughout the building and with two electrical panels), plus running water (sewer is not available). The hangar was built by Metallic Building Corporation, and has a "Stack Door" that slides horizontally from the center. The door width is 56'2" and the vertical door clearance is 16'. The interior ceiling height is 22'. The building is big enough to store a midsize twin and two singles (although at one point we had three singles and a twin stored).

The hangar is located in a great location on the airfield (southeast corner, and about 400 feet from runway 31 and about 200 feet from a helipad). The hangar is on a ground lease with Marin County (currently at \$507 per month), with an approximate 3% increase per year (on average).

Note: The hangar is in excellent structural condition, as is the main entry door and the two "man doors" on the north side of the building. The concrete is also in good condition, but the floor could use cleaning or resurfacing. Also, the current tenant is being evicted, and this could take 4-8 weeks from early May 2025.

If you have any questions, please call, email, or text me. The hangar is also easy to show on short notice, as I have a local rep assisting with the sale. Thank you