



REALTOR Report Commercial REALTOR Report



General Information

List Price: \$110,000.00 / Asking Price
MLS#: 220047883
Address: 28390 CHALLENGER BLVD #D-9
PUNTA GORDA, FL 33982
GEO Area: CH01 - Charlotte County
County: Charlotte
Property ID: [41-23-11-526-023](#)
Year Built: 2006
Acres: 0.0000
Frontage: 0
Depth: 0
Subject Prop. Sqft: 1,113
Min. Subject Sqft: 0
Max. Subject Sqft: 0
Business Name:
Property Type: Special Purpose: Misc. Other
Virtual Tour URL:
Legal Desc: APH 000 000D 0009 CHARLOTTE COUNTY AIRPARK HANGERS BLDG D UN 9
CT3630/1124 3637/2178
Listing Broker: [RE/MAX Realty Team](#)

Status: Active (08/01/20)
Property Class: Commercial
DOM: 0
CDOM: 0
Property Use:
Transaction Type: Sale
Commercial Type: Commercial Only
Tax Year: 2019
Tax Amount: \$1,411
Business Est:

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Recent: 08/01/2020 : New Listing

Detailed Property Information

Property Information: Rarely available airplane hanger/condo at the Punta Gorda Airport. Drive right onto the field and await direction from the tower. Can be used for RV storage w/50 volt power or other personal property. Entire complex is gated offering additional security. 42' x 24' (see attached Building Sketch) Hanger D-9 has direct access to Runway 4-22 and taxiways at Puntas Gorda Airport (KPGD) - 10 minutes from downtown Punta Gorda, Charlotte Harbor and Gulf of Mexico. 42'x30'x20' T hanger at 1115 s/f. Overhead bi-fold doors, epoxy floor with kick board trim. Free standing overhead mezzanine/storage 21'x9' with mobile stairs. Structure non attached and can be move as needed. 50 amp service to subpanel in hanger. Seven outlets on two circuits (A&B) to accommodate shop needs on the perimeter walls.

Location Desc.: Punta Gorda Airport

Highlights: Condominium docs attached Condo Fees \$810/year

Heating: No
Heating Remarks:
Open Parking Spaces:
Waterfront: No
Acres: 0.000
Conf. Agreement Req'd: No
Sale Includes: Building only
Amenities: Restrooms at the end of each building
Utilities Available: Electric

Cooling: No
Cooling Remarks:
Covered Parking Spaces:
Spaces/Units: 1
Income Cap Rate:
Subject to FIRPTA: No
Gulf Access: No

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Additional Information

Rail:
of Bays:
of Dock High Doors:
of Grade Level Doors:
of Loading Doors:
Of Truck Wells:
Loading Dock Height:

Min Clear Ceiling Height:
Fire Sprinklers:
Elevators:
Power:
Fenced Yard: Yes
Traffic Count:
Load/Loss Factor %:

Annual Assn Fee:

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Tenant Information

Name	Sqft	Lease End Date	Name	Sqft	Lease End Date
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Office Information

Office Code:	RMAX	Agent ID:	3006126
Office Name:	RE/MAX Realty Team	Agent Name:	Daleen O'Dell
Office Address:	2326 Del Prado Blvd Cape Coral FL, 33990 (239) 242-2000	Agent Phone:	(239) 849-9157
Office Ph:	(239) 242-2000	Agent Fax:	(239) 458-5079
Office Fax:	(239) 242-2028	Agent Email:	daleenodell@gmail.com
Board:	Florida Gulf Coast		

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Settlement Agent Information

Name:	Fidelity National Title - Danielle Sheppard	Phone:	239-945-6790
Address:	2301 Del Prado Bld. S. - Unit 650	Email:	danielle.sheppard@fnf.com

Listing Information

Owner Name:	A2 Aviation Inc	Appointment Req.:	Yes
Bonus Amount:		Appointment Phone:	239-242-2000
Bonus Amount Desc:		Variable Rate Comm.:	
Auction:	No	Target Marketing:	Yes
Foreclosed (REO):	No	Listing on Internet:	Yes
Potential Short Sale:	No	Address on Internet:	Yes
Short Sale Comp:		Blogging:	Yes
Buyer Agent Comp:	2.5%	AVM:	Yes
Trans Broker Comp:	2.5%		
Non-Rep Comp:	0%		
Joint Agency:		Contract Closing Date:	
Listing Date:	08/01/20		
Date Expiration:	02/01/21		
Source Of Measurements:	Property Appraiser Office		
Internet Sites:	Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com, Zillow Group		
Showing Inst.:	Call Listing Agent, Call Listing Office		

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Listing Type:

Exclusive Right to Sell

Confidential Information

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Seller to meet potential buyer/agent at gate entrance - must schedule an appointment.

Driving Directions

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Drive past main airport entrance to right on E. Henry St., turn left on Golf Course Blvd., next right on to Challenger Blvd. Turn left onto Commerce Pkwy and right onto Airport Dr. to Gate. Seller will meet you there with appointment.

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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