

New Hangar for Sale or Lease

#42 - 21330 56 Avenue, Langley
Langley Airport



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LOCATION

This property is located on the North side of the Langley Regional Airport, just north of the Fraser Highway. This hangar has direct exposure to 56 Avenue.

AREA

Hangar area	5,583 sq. ft. (approx.)
North hangar side bay	705 sq. ft. (approx.)
South hangar side bay	706 sq. ft. (approx.)
Ground floor office	804 sq. ft. (approx.)
Mezzanine Office	404 sq. ft. (approx.)
Mezzanine Storage	400 sq. ft. (approx.)
TOTAL AREA	8,602 sq. ft. (approx.)

BUILDING FEATURES

- Metal construction
- Max 20.5' clear ceiling height in hangar area
- Min 10' clear ceiling height in hangar side bays
- 600 volt, 3-phase power
- 40' wide x 12' high grade door to taxi-way (there is a small 16' high section)
- 36' wide x 10' high door in side hangar bays
- 12' wide x 10' high grade level delivery door
- 1 washroom for hangar area
- 2 private offices, reception area and washroom on ground floor
- 2 private offices, open office area and washroom on mezzanine
- Access to taxi-way

ZONING

P-4; Airport Zone. This zoning allows for aviation related uses.

LEASE RATE

\$7.50 per sq. ft.

OPERATING COSTS

\$3.98 per sq. ft.

SALE PRICE

\$1,150,000

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