

Executive Box Hangars & Office Space for Sale/Lease

7410 Ottawa Street,
Boundary Bay Airport, Delta, BC



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BUILDING FEATURES

- Engineered steel construction with metal cladding
- Insulated walls and ceilings
- LED lighting
- Epoxy floor in hangars
- Forced air heaters in hangars
- Ceiling fan in hangars
- Washroom in each unit
- Schweiss bifold hangar doors
- 120/208 volt, 100 amp panel
- Hangar Bay 1 & 2 have a 8' x 14' roll up door
- Offices are in shell condition
- Telus Fibre Optic throughout building
- Fenced perimeter with gated access

AREA & SALE PRICE

HANGAR

| BAY | UNIT SIZE | SALE PRICE | HANGAR DOOR |
|-----|--------------------------------|-------------|-------------|
| 1 | 5,508 sq. ft. (94' w x 60') | \$881,280 | 60' x 20' |
| 2 | 5,466 sq. ft. (94' w x 60') | \$874,560 | 60' x 20' |
| 3 | 4,281 sq. ft. (71'-3" w x 60') | \$642,150 | 55' x 18' |
| 4 | 4,282 sq. ft. (71'-3" w x 60') | \$642,300 | 55' x 18' |
| 5 | 3,919 sq. ft. (64'-6" w x 60') | \$587,850 | 50' x 18' |
| 6 | 3,965 sq. ft. (64'-6" w x 60') | \$594,750 | 50' x 18' |
| 7 | 11,845 sq. ft. | SOLD | 80' x 22' |
| 8 | 2,999 sq. ft. (66'-6" w x 45') | \$449,850 | 50' x 18' |

OFFICE

| UNIT | AREA | SALE PRICE | |
|------|---------------|------------|-----------------------------------|
| 101 | 1,292 sq. ft. | \$206,720 | Can be combined with Hangar Bay 1 |
| 102 | 1,140 sq. ft. | \$182,400 | Can be combined with Hangar Bay 2 |
| 201 | 1,131 sq. ft. | \$180,960 | |
| 202 | 1,131 sq. ft. | \$180,960 | |

RENTAL RATE

| | |
|---------------|--|
| Hangars 1 & 2 | @ \$5,000.00 per month gross for 1st year |
| Hangars 3 & 4 | @ \$3,800.00 per month gross for 1st year |
| Hangars 5 & 6 | @ \$3,600.00 per month gross for 1st year |
| Hangar 8 | @ \$2,700.00 per month gross for 1st year |
| Offices | @ \$12.00 per sq. ft. plus operating costs |

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