

Executive Box Hangars & Office Space for Sale/Lease

7410 Ottawa Street,
Boundary Bay Airport, Delta, BC



JT Lee

Personal Real Estate Corporation

604 628 0099

jt@jt-lee.com

www.jt-lee.com

RE/MAX Crest Realty
3215 MacDonald Street
Vancouver BC V6L 2N2

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 Bays 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	DOOR	POSSESSION
1	5,508 sq. ft. (94' w x 60')	\$881,280	60' x 20'	Immediate
2	5,466 sq. ft. (94' w x 60')	\$874,560	60' x 20'	July 1, 2021
3	4,281 sq. ft. (71'-3" w x 60')	\$642,150	55' x 18'	Immediate
4	4,282 sq. ft. (71'-3" w x 60')	\$642,300	55' x 18'	60 days
5	3,919 sq. ft. (64'-6" w x 60')	SOLD	50' x 18'	
6	3,965 sq. ft. (64'-6" w x 60')	\$594,750	50' x 18'	Immediate
7	11,845 sq. ft.	SOLD	80' x 22'	
8	2,999 sq. ft. (66'-6" w x 45')	\$449,850	50' x 18'	October 1, 2021

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

JT Lee

Personal Real Estate Corporation

604 628 0099

jt@jt-lee.com

www.jt-lee.com

RE/MAX Crest Realty
3215 MacDonald Street
Vancouver BC V6L 2N2

This communication is not intended to cause or induce breach of any existing agency agreement.

The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by RE/MAX Crest Realty