

Hangar for Sale or Lease

4345 King Street,
Boundary Bay Airport, Delta, BC



JT Lee

Personal Real Estate Corporation

604 805 7318

jt@jt-lee.com

www.jt-lee.com

RE/MAX Select Properties
5487 West Boulevard
Vancouver BC V6M 3W5

BUILDING FEATURES (*1)

- Engineered steel construction with metal cladding
- Insulated walls and ceilings
- Forced air heaters
- 600 volt, 3 phase power
- One 50' wide x 18' high hydraulic hangar door in Phase 1
- One 60' wide x 18' high hydraulic hangar door in Phase 1
- One 40' wide x 18' high hydraulic hangar door in Phase 2
- One 80' wide x 21' high hydraulic hangar door in Phase 2
- One 64' wide x 18' high hydraulic hangar door in Phase 2
- Trench drains in front of the Phase 2 hangar doors
- 19 car parking stalls

AREA

Phase 1

Office	2,163 sq. ft.
Mezz office	2,113 sq. ft.
Hangar	<u>9,736 sq. ft.</u>
Total Area	14,012 sq. ft.

Phase 2

Hangar	12,971 sq. ft.
--------	----------------

Phase 1 & 2

Combined Area	26,983 sq. ft.
---------------	----------------

The owner would consider selling/leasing half of the hangar and would also look at leasing back part of Phase 1.

VACANT POSSESSION

90 days

SALE PRICE

\$4,000,000

LEASE RATE

\$13.00 per sq. ft.

OPERATING COSTS

\$4.00 per sq. ft.

JT Lee

Personal Real Estate Corporation

604 805 7318

jt@jt-lee.com

www.jt-lee.com

RE/MAX Select Properties
5487 West Boulevard
Vancouver BC V6M 3W5

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

(*1) The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by RE/MAX Select Properties and should be verified if deemed important.