

## Hangar for Sale or Lease

4345 King Street,  
Boundary Bay Airport, Delta, BC



**JT Lee**

Personal Real Estate Corporation

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## 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.
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### Phase 1 & 2

Combined Area	26,983 sq. ft.
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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

\$4,500,000

## LEASE RATE

\$13.00 per sq. ft.

## OPERATING COSTS

\$4.00 per sq. ft.

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(\*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 Crest Realty and should be verified if deemed important.