

# \$2,250,000 - N1 North Airport Close, High River

MLS® #A2187401

**\$2,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.62 Acres

NONE, High River, Alberta

The premier hangar location at the Foothills Regional Airport (CEN4). Located beside the runway, main ramp, and fueling stations, this facility has a convenient taxiway access and is ideal for commercial or private aviation applications.

The building is currently outfitted as an aircraft maintenance facility. The hangar is 70 x 100 ft., with a 65 ft. wide bi-fold door, opening to 18 ft. 9 in. The hangar has in-floor heating and radiant overhead heaters. There are two office areas, each 20 x 100 ft., with in-floor heating, forced air, and air-conditioning. The front of the building opens to the main ramp and fueling stations. At the rear of the building is approximately 9,000 sq. ft. of undeveloped land. The building could be expanded into this area to increase the hangar size, or a smaller hangar could be built.

There is also an additional heated sea can addition and paint booth which can be negotiated as part of the sale.

The Runway is 4,300 Ft. in length and is a registered aerodrome located 2.5 nautical miles (4.6 km) southeast of High River, Alberta.

Built in 2008

## Essential Information



MLS® #	A2187401
Price	\$2,250,000
Bathrooms	0.00
Acres	0.62
Year Built	2008
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	N1 North Airport Close
Subdivision	NONE
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1M5

### Amenities

Parking Spaces	15
----------------	----

### Interior

Heating	In Floor, Radiant
---------	-------------------

### Additional Information

Date Listed	January 13th, 2025
Days on Market	163
Zoning	DC#5

### Listing Details

Listing Office	Manchester Properties Inc.
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.