

EXCLUSIVE STEAMBOAT SPRINGS EXECUTIVE HANGAR

Bob Adams Field (SBS) – Steamboat Springs, CO

3461 AIRPORT CIR, UNIT #2

AVAILABLE FOR SALE

CALL FOR PRICING





PREMIER EXECUTIVE HANGAR OFFERED FOR SALE (SBS)

CALL FOR PRICING

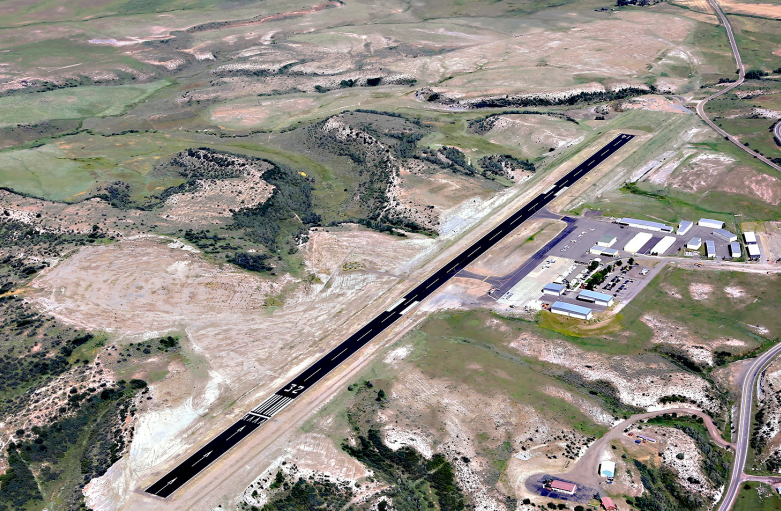
BA Group Advisors is proud to offer this rare opportunity to acquire an executive hangar at Bob Adams Airport (SBS) in Steamboat Springs, CO. Completed in 2014, this 4,800 square feet of hangar space can accommodate a mid-size business jet or 3 to 4 smaller aircrafts. The airplane hangar is 3.4 miles from downtown Steamboat Springs and 6.3 miles to the Steamboat Springs ski area.

Being the most recent airplane hangar built at KSBS, hangar M-2 has a ground lease thru 2049 + one 5-year renewal option for a total of 30+ years remaining ground lease term. Note: This is an exceptionally long ground lease compared to most airport leases.

Facility amenities include a 19' clear bi-fold door, dual-zoned radiant gas heating system, insulation, and translucent wall panels.

Details Include:

Property Type:	Hangar
Listing Type:	For Sale
Year Built:	2014
Hangar Area:	4,650 SF



Facility Features Include:

Building Age	2014
Lot Size	4,650
Dimesions	80 x 60
GSF	4,650
# of Floors	1
Assigned Parking Spaces	None
Building Type	Pre-Engineered Metal Building
Access	Ramp access through gate
Ground Lease Expiration (w/ Extentions)	2056
Hangar Bay	80 x 60'
Hangar Door Size	77' x 19'
Hangar Door Type	Schweiss bi-fold door with both manual and automatic (radio- controlled) operations
Heating Units	Two (2) natural gas-fired Detroit Radiant Heat Tube Heaters
Lights	Industrial grade - High Bay Fluorescent Lamps
Electrical	220 volt – three-phase
Floor	Polished Concrete
Apron Area	4,650 SF
Apron Type	Concrete
Water/ Sewer	Stubbed in for a bathroom if desired

Tenant/Economic Buyer Information

Leased (Y/N)	Yes
Area Leased	Entire Hangar
CAP Rate	Upon Request

About Steamboat Springs Airport

Steamboat Springs Airport/Bob Adams Field is a General Aviation (GA) Airport with over 10,000 operations per year. These operations include flights by private and recreational, as well as corporate and business, based and transient airplanes and helicopters.

- Full service FBO
- Low fuel prices
- Courtesy vehicles & rental cars
- 3 minute drive from Hangar to downtown Steamboat Springs, and 6 miles to the ski area
- Nearest commercial airport is 27 miles in Hayden, CO.
- Paved runway is 4,452' x 100'





PRECISION APPROACH TO AVIATION REAL ESTATE



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