

EXCLUSIVE NOCO EXECUTIVE HANGAR NORTHERN COLORADO (FNL)

5216 CESSNA RD., UNIT M2, LOVELAND, CO 80538

AVAILABLE FOR SALE
CALL FOR PRICING





PREMIER EXCLUSIVE HANGAR OFFERED FOR SALE (KFNL)

CALL FOR PRICING

BA Group Advisors is proud to offer this new executive hangar located at the Northern Colorado Regional Airport (FNL). Recently completed in 2022, this 4,650 SF hangar includes a large private apron. The hangar can accommodate up to a turbo-prop and mid-size jet aircraft. Facility amenities include a 19' clear hydraulic door, roadside, and airside access, and a vehicle gate accessible immediately adjacent to the facility. The hangar has a fully built-out hangar kitchenette and bathroom, LED lighting, and infrared heat.

Details Include:

Property Type:	Hangar
Listing Type:	For Sale
Year Built:	2022
Hangar Area:	4,650 SF



Facility Features Include:

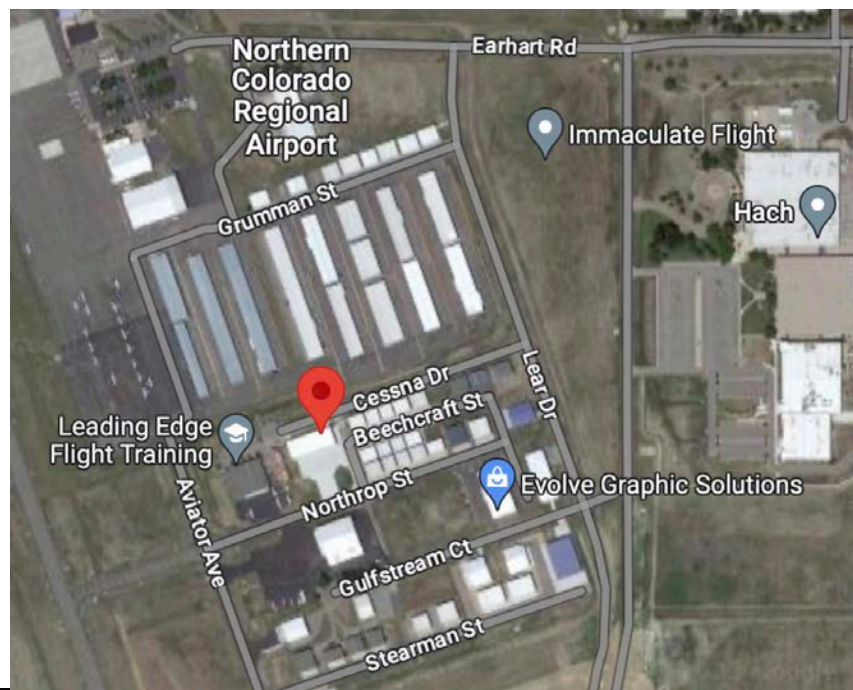
Building Age	2022
Lot Size	17,159
Dimesions	62' x 75' x 27'
GSF	4,650
# of Floors	1
Building Type	Pre-Engineered Metal Building
Access	Airside and Roadside Access
Ground Lease Expiration (w/ Extentions)	2056
Hangar Bay	62' x 75' x 27'
Hangar Door Size	60' x 19'
Hangar Door Type	Hydraulic: Higher Power Hydraulics Doors
Heating Units	Gas - Infrared
Lights	LED
Electrical	220V - Single Phase
Floor	Polished Concrete
Apron Area	Apx 6,264 SF
Apron Type	Concrete
Office Description	The interior of the hangar includes built in hangar kitchenette, bathroom, and closet space.

Tenant/Economic Buyer Information

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

About Northern Colorado Regional Airport

Northern Colorado Regional Airport is regionally significant airport located next to I-25 in Loveland, CO. It is owned and co-managed by the city of Loveland and Ft. Collins. The airport is at the epicenter of Northern Colorado and serves as the main conduit for the surrounding communities and Rocky Mountain National Park. The airport is one of the first in the country to incorporate a “virtual tower”, which is will make it a controlled Class D Airport. The virtual tower is currently in the process of being certified. The airport is growing significantly and currently accommodates roughly 100,000 operations per year.





PRECISION APPROACH TO AVIATION REAL ESTATE



Iver Retrum
BA Group Advisors
iver@bagroup.aero
720.574.2018



Joanne Toledo
BA Group Advisors
joanne@bagroup.aero
720.574.2018



Brendan Clarke
Airport Real Estate
brendan@airportrealestate.aero
719.649.2688