

FOR SALE

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#2

Hangar Road

Saskatoon | SK Excl.

Fully built-out
hangar with direct
airport access.

A unique opportunity to own a fully built-out hangar adjacent to Taxiway (C) Charlie, the threshold of Runway 27.

- 200 amp, 3-phase power
- Fourteen (14) surface parking stalls
- Electric sliding gate
- Side yard
- Two-storey storage area



Colliers International
728 Spadina Crescent East
Saskatoon, SK | S7K 3H2
P: +1 306 664 4433

Keith Webb

Vice President | Sales Associate
+1 306 222 0774
keith.webb@colliers.com



BUILDING SPECIFICATIONS

Building Size	11,168 SF (Building & Mezzanine)
Hangar & Shop	7,000 SF
Storage (Two levels)	3,136 SF
Office	1,032 SF
Site Size	± 1.18 AC
Zoning	IL1 (Light Industrial)
Note:	The airport and “Nav” Canada movement fees are zero for aircraft under three (3) metric tons (6,600 lbs.)
Property Taxes	\$14,733 (2021 City of Saskatoon) \$17,287 (2018 Airport Land Lease)
List Price:	\$1,200,000

THE HANGAR

- T5 lighting
- Ceiling R-40 insulation
- Four (4) radiant heaters and two (2) slung unit heaters
- Sump pit
- 60’ x 16’ B1 hangar door
- 14’ x 10’ grade door
- 8 HD security camera system

THE OFFICE

- Large reception and waiting area
- Two (2) fully built-out washrooms
- Two (2) offices
- Staff/lunch room
- Large, open work area
- Two (2) storage areas
- GPS repeater system

