



## Airport Hangar - Warren Thomas Aerodrome

Josephburg, Strathcona County

### Hangar Features:

- An ideal asset for a business start or private aircraft hangar base
- Only airport hangar located on the apron, best public access on site
- Ample shop and office space with combined cold storage area
- Large secured outdoor area for storage or future expansion
- Fueling station directly across on apron area
- Brand new Diamond Door auto lock fully automated door with remotes (55 feet wide X 17 feet high clearance)
- Building is fully insulated with metal cladding and recently upgraded concrete floor

### Airport

The Warren Thomas (Josephburg) Aerodrome is located 1.6 kilometres north of Josephburg on Secondary Highway 830, and is approximately 5 kilometres south of Alberta's Industrial Heartland. It is managed by Strathcona County. Airport features maintained paved runway, 4,560 feet by 100 feet.

The aerodrome is used for privately owned and commercial aircraft. The lands around the property are primarily used for agricultural purposes.



### Ryan Brown

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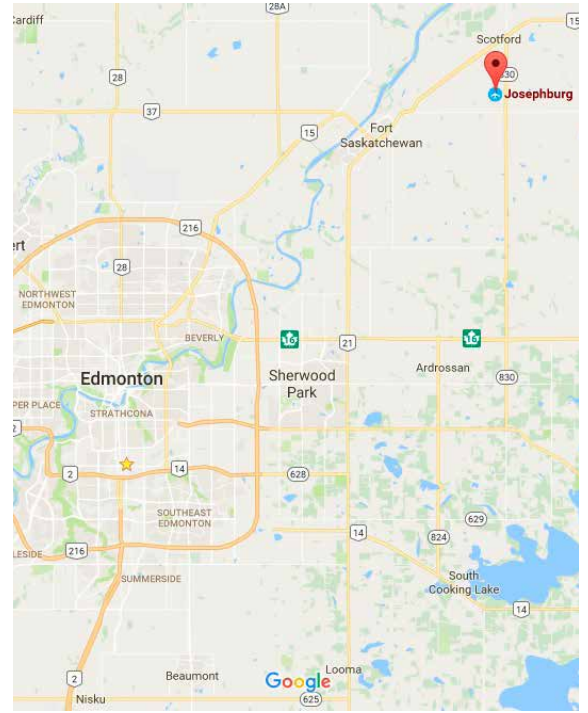
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For Sale  
**Airport Hangar**  
 Josephburg, Strathcona County



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### Services

- 100 LL & Jet 1-A fuel available
- 24 hour Visa/Mastercard for fuel
- Public terminal
- VFR day/night rotating beacon
- Radio controlled airport lighting
- Automated Weather Observation System
- Precision Approach Pathway Indicators (PAPIs)
- Omni Directional Lighting System (ODALS)
- Procedural Approach G.P.S.

### Additional Information:

LEGAL DESCRIPTION	Lot 1-2 W4-21-55-5-NE
BUILDING SIZE	8,604 sq. ft.
YEAR BUILT	1991
LIGHTING	Mixture of T5 and fluorescents
HEATING	Forced air in office/shop portion and radiant in Hangar
CEILING HEIGHT	18 feet
SERVICES	Full water and sewer, 230 volt single phase power
PROPERTY TAXES	\$6,661.37 (2016)
PRICE	<del>\$799,000</del> <b>\$749,000</b>

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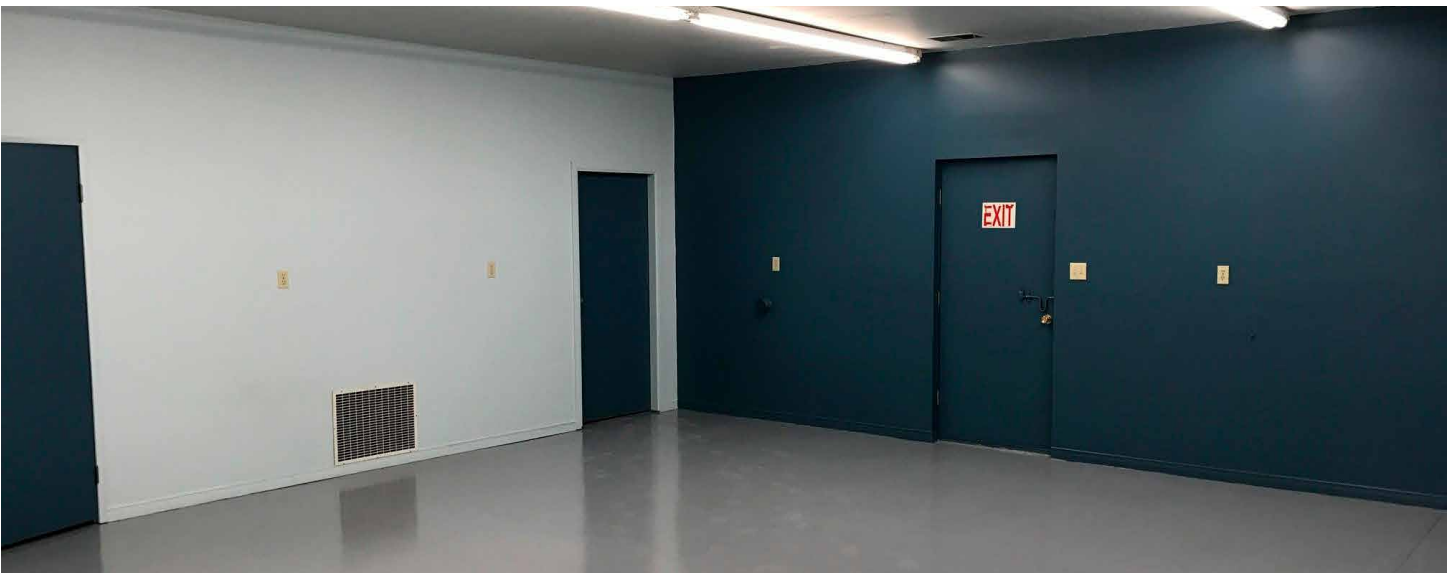
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NAI Commercial Real Estate Inc.

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**NAI**Commercial