# **\$720,000 - 397 Snow Eagle, Fort McMurray**

MLS® #A2204467

## \$720,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Snow Eagle Aviation Park, Fort McMurray, Alberta

#25A-397 Snow Eagle Drive - located at the Fort McMurray International Airport giving access to the runways. This hangar offers a steal frame, with steal low slope gable roof, metal siding; a 12x10 insulated overhead door as well as a 22 x 58†bifold hanger door, ceiling heights feature 24' open clearance in the hanger with open span to the steal trusses and vinyl backed insulation. The building has 200 AMP service, with poured concrete strip footing (slab on grade) foundation with floor drainage; a 500 sq ft mezzanine / staff area with a kitchenette area with approx 7ft ceiling height and Tbar ceiling; concrete and laminate flooring in the office area and a 2 piece bathroom. The Hangar is equipped with radiant heat and circular fans and is in excellent condition with an affective age of 2014 (hangar was constructed approximately 2008) This space has excellent Parking area. Ready for quick possession. Building sits on an Airport Land Lease. Call today for more information or for a private viewing of this great opportunity.







#### **Essential Information**

MLS® # A2204467 Price \$720,000

Bathrooms 0.00

Acres 0.00

Type Commercial

Sub-Type Industrial

Status Active

## **Community Information**

Address 397 Snow Eagle

Subdivision Snow Eagle Aviation Park

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H0H7

Interior

Heating Radiant

**Exterior** 

Roof Metal

Construction Metal Frame, Metal Siding, See Remarks

Foundation Poured Concrete

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 229

Zoning A, Airport District

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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.