



FOR LEASE - HANGAR 38 +/- 13,000 SF MULTI-USE COMMERCIAL BAY

Building #38, Villeneuve Airport
32-27018 SH633, Sturgeon County, AB T8T 0E3

Available Immediately



- Built in 2016, this +/-13,000 square foot multi-use bay is ideally situated at the Villeneuve Airport; a non-congested and accessible location just 12 minutes North of the Yellowhead, off Highway 44.
- Best suited for an aviation related use; helicopter training, flight simulator or an oil & gas related service company, modular home builder, storage/light repair of plastics/septic tanks, equipment/tractor storage etc.
- Villeneuve Airport is home to 19 businesses with a total economic output of \$19 million - [Airport Fact Sheet](#)
- Why Sturgeon County? [Click Here](#)



For more information please contact:

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Property Highlights

Legal Description: Block 1, Plan 7621581
Block 8, Plan 0221274

Bay Size: +/-13,000 square feet

Total Site Size: +/-5.12 acres

Year Built: 2016

Zoning: EIA will need to approve intended use

Ceiling Height: 29' at peak, 20' clear

Grade Door: (1) 10' x 12' front loading

Hangar Door: (1) 80' x 20'

Lighting: LED

Heating: HVAC and radiant tube

Washroom: (1) uni-sex with full shower

Lease Rate: **\$15 psf gross incl. utilities**

Term: **5 to 10 years**



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