



# 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'

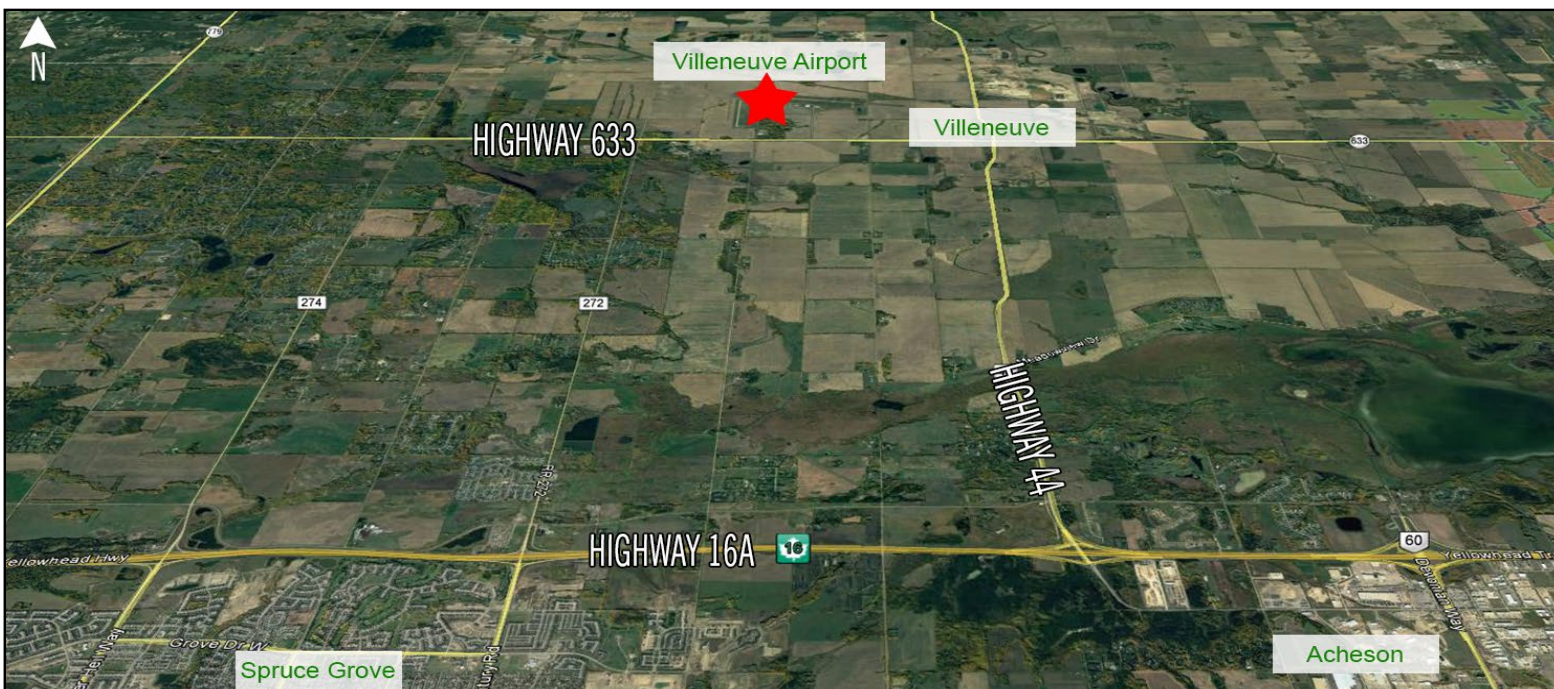
**Lighting:** LED

**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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