



Applegate Property Management & Commercial Investment

Stillwater, MN 651.430.1888

New Richmond, WI 715.246.3145

ApplegateProperties.com

For Sale
Airport Hangar
\$550,000

- 7,560 SF (main floor)
- 60' by 72' hangar bay
- 20' ceilings in hangar
- Built in 2006
- 62' by 18' bi-fold door
- Three large drive in bays
- Finished space inside
- MLS # 4610669
- www.nrairport.com



625 West Hangar Rd. 20-1 New Richmond, WI



For more information contact:

TJ Wilson
651-230-0762
tjw@frontiernet.net

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



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**625 West Hangar Rd. 20-1
New Richmond, WI 54017**

Property Information:

Property Type: Airport Hangar
Square Feet: 7,560 SF (main floor)
Terms: For Sale
Sale Price: \$550,000

This executive/corporate hangar has a bay 60 feet by 72 feet. It has a 20 foot ceiling height and a 62 foot by 18 foot bi-fold hangar door. Main floor square footage is 7,650 SF with 448 SF of finished mezzanine + 1,156 SF of additional storage space on the mezzanine space. The finished area has an attractive build out and was built in 2006.

This hangar includes multiple overhead doors and large drive in bays. There is also private offices, entertainment area, a workshop and plenty of storage. It is located on the North end with full views of the taxi and runway.

Building/Hangar is for sale but lot is leased from the airport authority. Ground Lease Price is \$.10 per square foot. NR Airport has 5,507 foot runway with a 200 foot over run.

- *NO Huge Bureaucracy or Expensive Fuel
- *NO User Fees for Aircraft & Hangar Owners
- *NO Outrageous Aircraft Registration Fees



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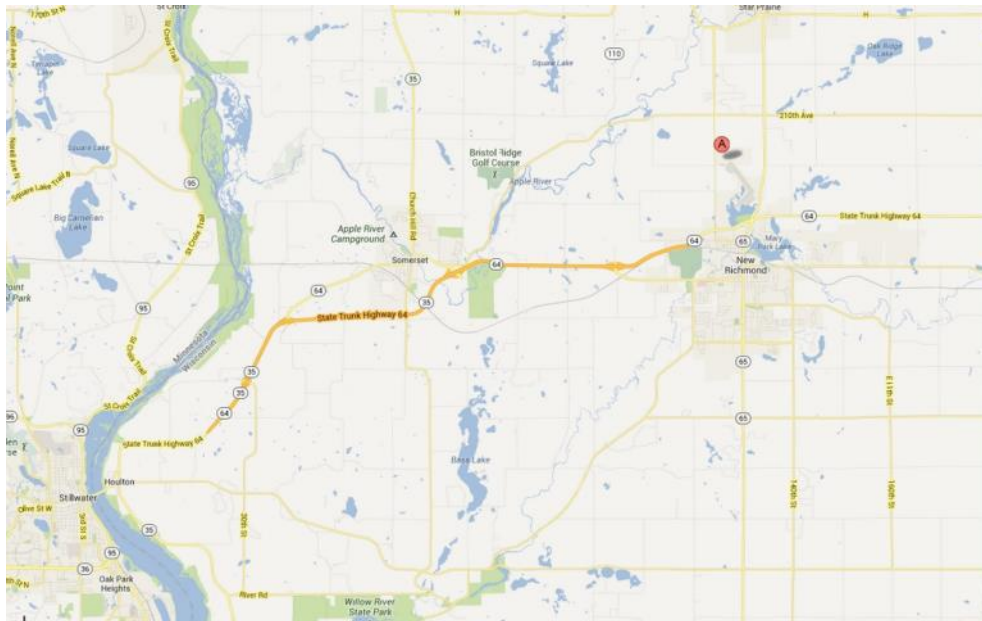
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For more information contact:



National Association of Residential Property Managers



IREM Institute of Real Estate Management

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Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

**Hangar 20-1-West Hangar Road
New Richmond Regional Airport-RNH
New Richmond, WI 54017**

1. Building size —72' x 105'=7,560 sq. ft.
2. Hangar size —60' x 72'=4,320 sq. ft— 20' ceiling
3. Bi Fold hangar door — 62' x18'
4. 3 separate shop areas =2,886 sq. ft. Overhead door for each shop
Additional storage area upstairs is 34'x34' - 1156 sq. feet
5. Car/Truck hoist in one shop
6. Finished wood office=262 sq. ft. — Hardwood floor — 1/4 bath
7. Finished wood meeting/entertainment area=448 sq. ft. —
Hardwood floor — full bath
8. Upper storage area=1600 sq. ft.
9. In-floor Heat — 4 zones — Natural Gas
10. Overhead back-up heater — Natural Gas
11. Fluorescent lighting in Hangar & Shop
12. areas Air Compressor
13. Own Well & Septic
14. 4 Service Doors/4 Overhead Doors
15. Complete (Best) view of Taxiway & paved Runway
16. Land Lease is additional- contact New Richmond Airport Mgr.
17. 2018 Personal Property Tax: \$6,533.41