

# Colorado Space Port (CFO)

37500 East 50<sup>th</sup> Ave, Watkins CO 80137

## NESTED BOX HANGAR FOR SALE

### PROPERTY *Overview*

Airport Real Estate is pleased to offer to the aviation marketplace the opportunity to acquire a nested box hangar opportunity located in the Windchaser complex, unit E-43, part of a condominium community at Colorado Space Port (CFO). The hangar measures 48' W x 48' D with a 12-foot bifold door, and is fully insulated, including the door. It features a clean epoxy floor, radiant ceiling heat, and a full kitchen with a refrigerator, dishwasher and stove. The hangar also offers a full bathroom with a shower and a convenient hand wash tub with hot water. Positioned to the east, it benefits from natural snow removal in winter. HOA dues are \$300 per month, covering the land lease and taxes, with the lease recently renewed with the airport. Items within the hangar are available for purchase as part of the sale. Secure this hangar space today!

**Sale Price: \$359,000**



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