Colorado Space Port (CFO)

37500 East 50th Ave, Watkins CO 80137



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!

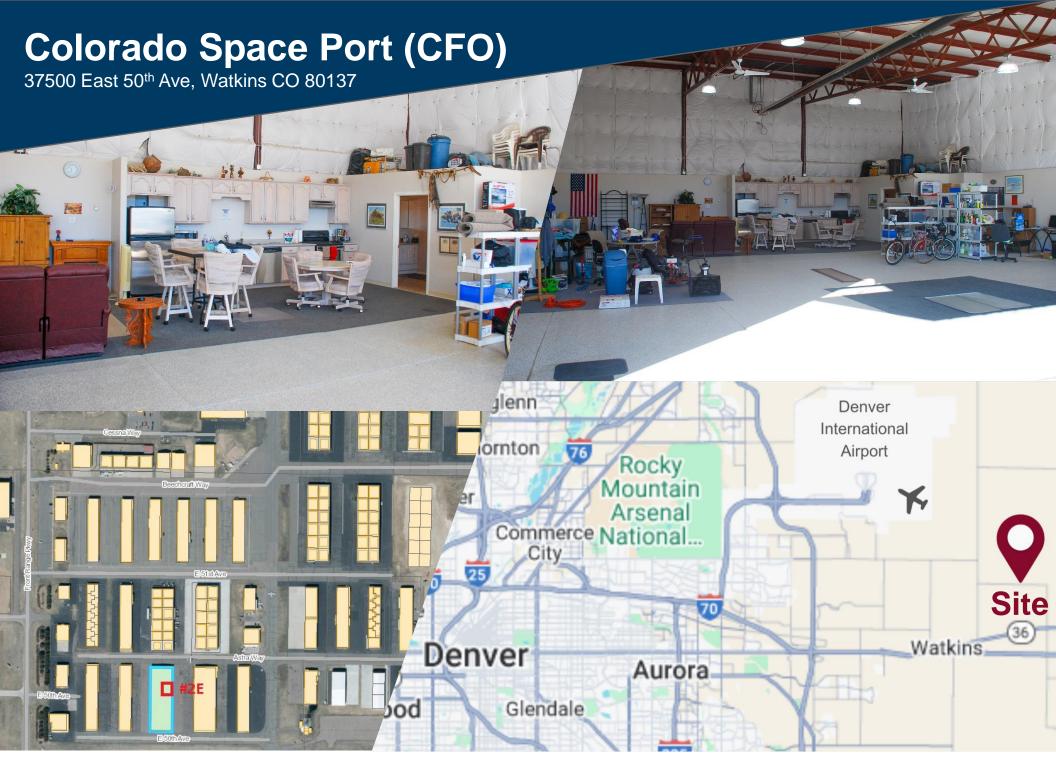
Sale Price: \$359,000





Brendan Clarke, CCIM | ATP Airport Real Estate brendan@airportrealestate.aero 719 649 2688





DISCLAIMER: INDEPENDENTLY OWNED AND OPERATED AIRPORT REAL ESTATE ©2022. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IN SUBMITTED. SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.