

# EXCLUSIVE STEAMBOAT SPRINGS EXECUTIVE HANGAR

Bob Adams Field (SBS) – Steamboat Springs, CO

3461 AIRPORT CIR, UNIT #M2

AVAILABLE FOR SALE

CALL FOR PRICING





## PREMIER EXECUTIVE HANGAR OFFERED FOR SALE (SBS)

CALL FOR PRICING

BA Group Advisors is proud to offer this rare opportunity to acquire an executive hangar at Bob Adams Airport (SBS) in Steamboat Springs, CO. Completed in 2014, this 4,800 square feet of hangar space can accommodate a mid-size business jet or 3 to 4 smaller aircrafts. The airplane hangar is 3.4 miles from downtown Steamboat Springs and 6.3 miles to the Steamboat Springs ski area.

Being the most recent airplane hangar built at KSBS, hangar M-2 has a ground lease thru 2049 + one 5-year renewal option for a total of 30+ years remaining ground lease term. Note: This is an exceptionally long ground lease compared to most airport leases.

Facility amenities include a 19' clear bi-fold door, dual-zoned radiant gas heating system, insulation, and translucent wall panels.

### Details Include:

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Property Type:	<b>Hangar</b>
Listing Type:	<b>For Sale</b>
Year Built:	<b>2014</b>
Hangar Area:	<b>4,650 SF</b>



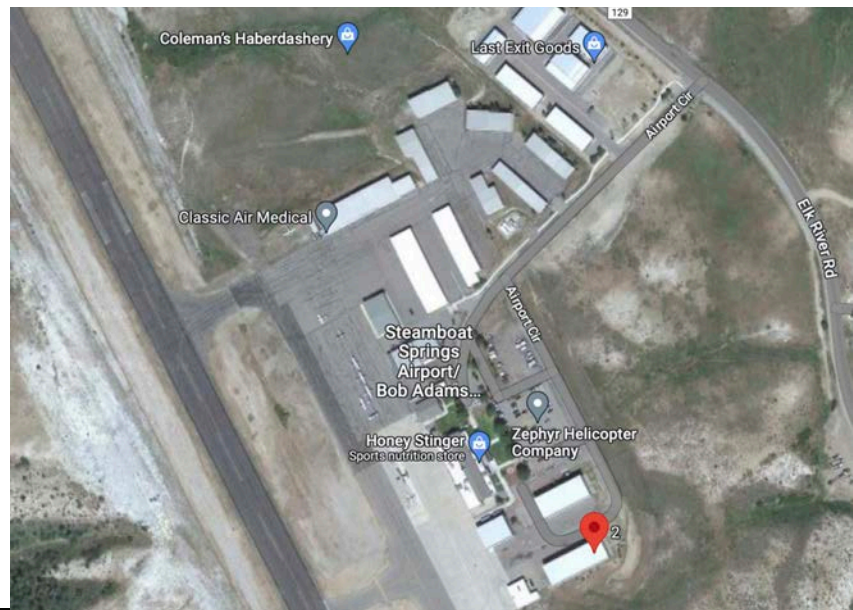
**Facility Features Include:**

<b>Building Age</b>	2014
<b>Lot Size</b>	4,650
<b>Dimesions</b>	80 x 60
<b>GSF</b>	4,650
<b># of Floors</b>	1
<b>Assigned Parking Spaces</b>	None
<b>Building Type</b>	Pre-Engineered Metal Building
<b>Access</b>	Ramp access through gate
<b>Ground Lease Expiration (w/ Extentions)</b>	2054
<b>Hangar Bay</b>	80 x 60'
<b>Hangar Door Size</b>	77' x 19'
<b>Hangar Door Type</b>	Schweiss bi-fold door with both manual and automatic (radio- controlled) operations
<b>Heating Units</b>	Two (2) natural gas-fired Detroit Radiant Heat Tube Heaters
<b>Lights</b>	Industrial grade - High Bay Fluorescent Lamps
<b>Electrical</b>	220 volt – three-phase
<b>Floor</b>	Polished Concrete
<b>Apron Area</b>	Large and Well Maintained
<b>Apron Type</b>	Concrete
<b>Water/ Sewer</b>	Stubbed in for a bathroom if desired
<b>Tenant/Economic Buyer Information</b>	
<b>Leased (Y/N)</b>	Yes, until November 2023
<b>Area Leased</b>	Entire Hangar
<b>CAP Rate</b>	Upon Request

**About Steamboat Springs Airport**

Steamboat Springs Airport/Bob Adams Field is a General Aviation (GA) Airport with over 10,000 operations per year. These operations include flights by private and recreational, as well as corporate and business, based and transient airplanes and helicopters.

- Full service FBO
- Competitive fuel prices
- Courtesy vehicles & rental cars
- 3 minute drive from Hangar to downtown Steamboat Springs
- Historical high demand at SBS for rental aircraft space
- Nearest commercial airport is 27 miles in Hayden, CO.
- Paved runway is 4,452' x 100'





# PRECISION APPROACH TO AVIATION REAL ESTATE



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