



**FOR SALE**

**AIRPORT**

# AIRPORT FOR SALE

Wizard Lake Airport - 26453 TWP RD 481, Leduc County

## Property Description

Airport for Sale! This property at 26453 TWP RD 481, Leduc County, AB, T0B 3M1 is an airport with hangars for sale or lease, offering airplane storage and industrial uses. Boasting an 83 SF building with 7 hangers, the property is zoned AG for maximum flexibility in usage. With two runways and ample space tailored for specialized purposes, this airport presents versatile opportunities for special projects. Its strategic location and proximity to key transportation routes make it ideal for fulfilling specific industry needs. Don't miss out on the chance to invest in an airport designed to accommodate a range of specialized purposes.

- Spacious layout for versatile business use
- Ample parking for tenants and visitors
- Modern construction with appealing architectural design

**\$1,500,000**  
SALE PRICE

**83 ACRES**  
LOT SIZE

## Dean Drysdale

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017, 2018, 2019, & 2021.

# PROPERTY DETAILS AND PARTICULARS



## For Sale: Wizard Lake Airport

Address:	26453 TWP RD 481 (30 minutes from Edmonton)
Lot Size:	83 Acres
Zoning:	AG
Hangers:	7
Runaways:	2530 feet long. 80 Feet wide. Turf surface 1396 feet long. 80 feet wide. Turf surface
Property Taxes:	\$7067.00/year

# HANGERS

## Hangars 1

<b>Hangar 1:</b>	Size 2640 SF (60x44)
<b>Suite:</b>	2 bedroom, Kitchen, Bathroom, Living Room
<b>Ceiling Height:</b>	16'
<b>Power:</b>	200 AMP
<b>Heating:</b>	Propane
<b>Drainage:</b>	Septic Tank
<b>Water:</b>	Cistern
	12' x 14' Overhead
<b>Doors:</b>	10' x 10' Overhead 12' x 42 Vertical Bifold
<b>Lighting:</b>	LED
<b>Concrete:</b>	6" Slab

## Hangars 2 & 3

<b>Hangar 1:</b>	2112 SF (48x44)
<b>Ceiling Height:</b>	12'
<b>Power:</b>	100 AMP
<b>Heating:</b>	Propane (in-slab heat ready)
<b>Drainage:</b>	Sump (no drain)
<b>Doors:</b>	2-12' x 12' Overhead (roadside) 12' x 42 Vertical Bifold
<b>Lighting:</b>	LED

## Hangars 4-6

<b>Size</b>	2304 SF (48x48)
<b>Ceiling Height:</b>	Height: 12'
<b>Concrete</b>	Aprons
<b>Power:</b>	100 AMP
<b>Heating:</b>	In Slab Heat Ready
<b>Drainage:</b>	Sump with Drain
<b>Water:</b>	Cistern
<b>Doors:</b>	12' x 40 Diamond Electric Bifold
<b>Lighting:</b>	LED

## Hangars 7

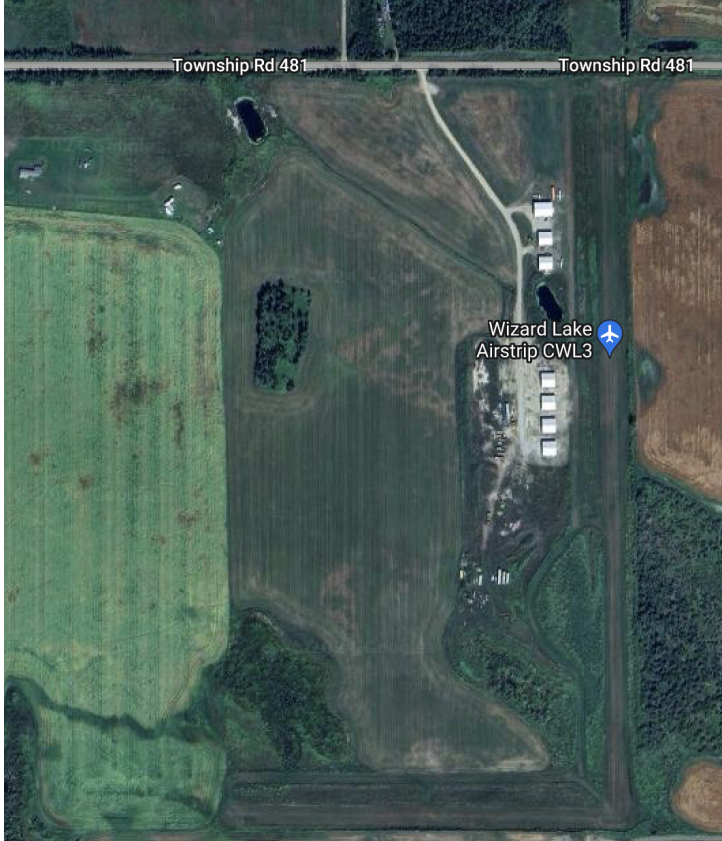
<b>Size :</b>	2304 SF (48x48)
<b>Amenities:</b>	Bathroom with Shower, Urinal, Toilet, and Sink.
<b>Concrete:</b>	Apron
<b>Ceiling Height:</b>	12'
<b>Power:</b>	100 AMP
<b>Heating:</b>	Propane (in slab ready) Insulated and Heated with Boiler.
<b>Drainage:</b>	Septic Tank
<b>Water:</b>	Cistern
<b>Doors:</b>	12' x 40 Diamond Electric Bifold 10 x 10 Overhead Door
<b>Lighting:</b>	LED



# LOCATION



# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS CONTINUED



# ADDITIONAL PHOTOS CONTINUED

