



FOR SALE

82 WINNIPEG STREET
GOOSE BAY, NL

12,813 sf | 1.45 acres

**FREEHOLD HANGAR AND
OFFICE BUILDING**

601 - 5475 Spring Garden Road
Halifax, Nova Scotia
+1 902 425 1444
cwatlantic.com

FOR SALE
82 Winnipeg Street
Goose Bay, NL



12,813 sf Freehold Hangar on 1.45 acres | Sale Price: \$1,900,000

PROPERTY OVERVIEW

PROPERTY TYPE

Hangar building with second level office space

FEATURES

The building has a 6,921 sf hangar with direct airside access to the Goose Bay airport, one of the only few buildings to have airside access. Additionally there is office space and storage on both levels. Based on the existing structure and site there is room for future expansion. There is a 23,021 litre above-ground oil tank with pump and hose-winder and 2 x 40 foot storage containers.

AVAILABLE SPACE

Lot Size: 1.45 acres
Hangar: 6,921 sf
Ground Floor Office: 2,830 sf
Second Level Office: 3,062 sf

Contact

BILL MACAVOY
Managing Director
+1 902 425 1872
bmacavoy@cwatlantic.com



Flat land with
airside security
fencing



106'-150' wide
ramp 23,000 sf



Hangar bay height
approximately 25'



Single hangar door
34' wide x 16' high



Two 40' shipping
containers on-site



3-ton crane on 20'
sideways track



LOCATION

Located in Goose Bay, known as the gateway to Labrador. Situated just off Hamilton River Road offering access to the Trans-Labrador Highway, a throughway connecting Happy Valley Goose Bay to Labrador City. This property is adjacent to the Goose Bay International Airport which lies on the west side of Happy Valley in central Labrador. Goose Bay is a popular staging airport for air traffic on Trans-Atlantic flights. The property is located on Winnipeg Street in the Northside Industrial Park. The industrial park has seen redevelopment, and is becoming the focus for new developments related to large-scale projects. The property has good frontage onto an airside ramp off one of the two main runways of the airport, as shown in the aerial above. Amenities within the local area include restaurants, gas stations, grocery stores and more. The surrounding land is mostly industrial with a mix of smaller lots with older industrial properties as well as newer buildings.



**PROPERTY ZONED
IC-NS**



**GOOSE BAY
AIRPORT ACCESS**



**AIRSIDE RAMP
106-150 FEET**

Contact

BILL MACAVOY
Managing Director
+1 902 425 1872
bmacavoy@cwatlantic.com

Freehold Hangar Building

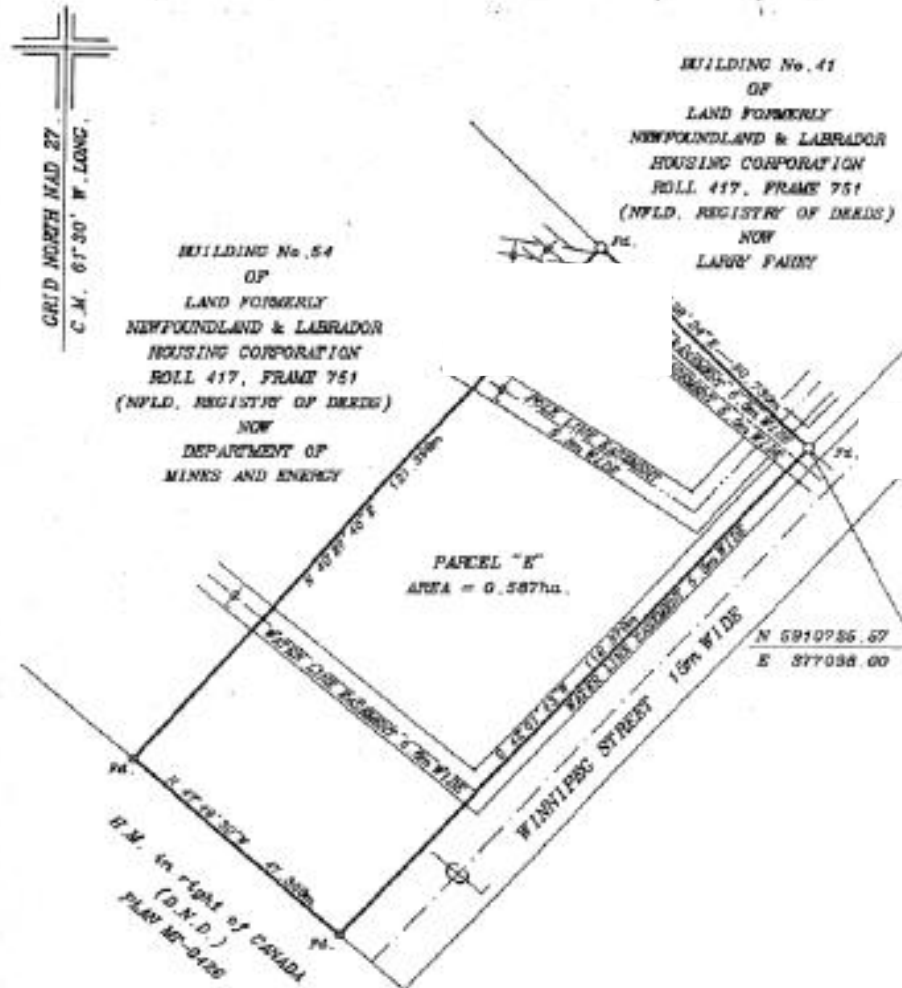


Building Details

Year Built	1999	Windows	Anodised aluminum siding windows
Total Building SF	12,813 sf	Lighting	Ceiling hung LED lighting
Lot Size	1.45 acres	Crane	3-ton crane on a 20-ft sideways track
Structure	Pre-engineered steel frame	Ceiling Height	Hangar bay is +/- 25-ft
Zoning	IC-NS Industrial-Commercial North Side	Ventilation	4 HRV units each with ducting system
Foundation	Reinforced concrete walls and footings with pour reinforced concrete slab on grade	Paint Booth	Free-standing 28'x14' booth in the hangar vented outside
Roof	Gable style with ribbed metal, insulated wall system	Fire Protection	Wall mounted fire extinguishers
Walls	Wooden stud with painted gypsum board	HVAC	Hangar is heated with electric space heaters
Exterior Cladding	Vertical metal siding. Wall construction is with vapour barrier and a combination of metal linear panels and gypsum board wall panelling.	Electrical	600/347 volt, 4-wire, panels range from 225-100 amp and there is a 45 KVA transformer

Contact

BILL MACAVOY
Managing Director
+1 902 425 1872
bmacavoy@cwatlantic.com



NOTE:
 PARCEL "K" IS A SUBDIVISION OF LAND FORMERLY H.M. in right of CANADA NOW THE NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION, CONVEYANCE No. 395/8755/56, ROLL 417, FRAME 751, NEWFOUNDLAND REGISTRY OF DEEDS.

- - IRON BAR
- - P.K. NAIL IN CONCRETE
- - SURVEY MARKER
- Pk. - FOUND
- DATE: - JANUARY 13, 1997

N. E. PARROTT SURVEYS LTD.
 NEWFOUNDLAND LAND SURVEYORS
 GOOSE BAY, LABRADOR 896-5018

