

# \$799,900 - 397 Snow Eagle, Fort McMurray

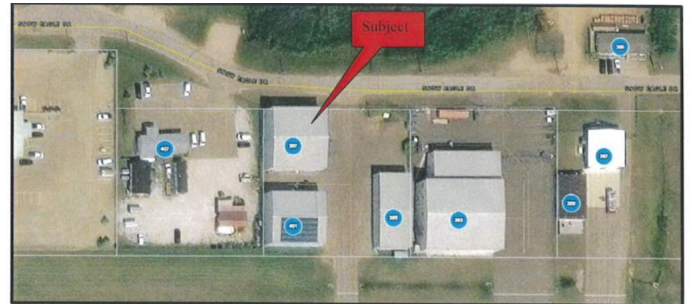
MLS® #A2204467

**\$799,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Snow Eagle Aviation Park, Fort McMurray,  
Alberta

#25A-397 Snow Eagle Drive - located at the Fort McMurray International Airport giving access to the runways. This hangar offers a steel frame, with steel low slope gable roof, metal siding; a 12x10 insulated overhead door as well as a 22 x 58" bifold hanger door, ceiling heights feature 24' open clearance in the hangar with open span to the steel trusses and vinyl backed insulation. The building has 200 AMP service, with poured concrete strip footing (slab on grade) foundation with floor drainage; a 500 sq ft mezzanine / staff area with a kitchenette area with approx 7ft ceiling height and Tbar ceiling; concrete and laminate flooring in the office area and a 2 piece bathroom. The Hangar is equipped with radiant heat and circular fans and is in excellent condition with an effective age of 2014 (hangar was constructed approximately 2008) This space has excellent Parking area. Ready for quick possession. Building sits on an Airport Land Lease. Call today for more information or for a private viewing of this great opportunity.



## Essential Information

MLS® #	A2204467
Price	\$799,900
Bathrooms	0.00
Acres	0.00

Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	397 Snow Eagle
Subdivision	Snow Eagle Aviation Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H0H7

### Interior

Heating	Radiant
---------	---------

### Exterior

Roof	Metal
Construction	Metal Siding, See Remarks, Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 21st, 2025
Days on Market	31
Zoning	A, Airport District

### Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.