



**HANGAR AT KGXY**  
FOR SALE: \$325,000



**NEWLY CONSTRUCTED AIRCRAFT HANGAR AT GREELEY-WELD COUNTY AIRPORT KGXY**  
**WELCOME TO 802 LUSCOMBE LANE UNIT #A**

Now is the perfect opportunity to own a newly constructed aircraft hangar at Greeley-Weld County Airport (KGXY). This excellent corner unit hangar has an open floor plan and is designed with efficiency, quality, and functionality in mind to meet your needs. It boasts 50' wide X 45' deep structure and a comfortable 16'H X 48'W door opening dimensions. Swing-open hydraulic door from HPDoors. Radiant heating system in place. The hangar features a polished and sealed concrete floor. Ideal for personal aircrafts and additional storage room. Direct access to run-up area and runway. Easy access to airport property gate entrance. Utilities (water and sewer) are included in HOA for \$100 a month. 100-amp single phase power panel. The property is subject to ground lease through Greeley-Weld County Airport, estimated at \$1,200 annually per unit. Estimated annual property taxes are \$3,650 per unit. Airport is responsible for asphalt maintenance and snow removal from taxiway. The airport is expanding with many construction projects underway which makes it a great time to purchase before prices continue to rise. Call Liz today to schedule your private showing: 303-819-9780.

**LIZ HALLINAN**  
BROKER ASSOCIATE



eXp Realty  
Mobile: 303.819.9780  
Email: [liz.hallinan@exprealty.com](mailto:liz.hallinan@exprealty.com)

