FOR SALE | BUILT 2022 | FOR SALE BY OWNER

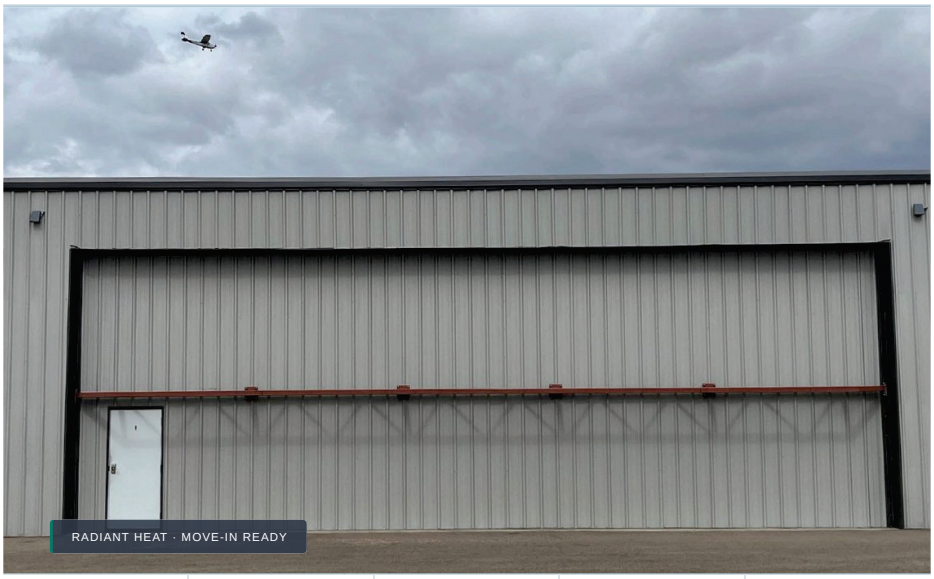
802 Luscombe Lane Unit B

Greeley, Colorado 80631 · East End Hangars Condominium

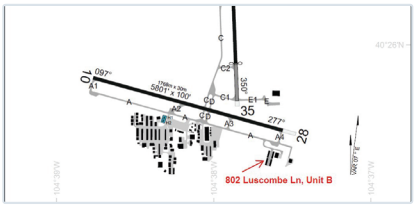
ASKING PRICE

$365,000

✈ KGXY



2,250	50′ × 45′	48′ × 16′	2022	30-Year
SQ FT	FOOTPRINT	DOOR OPENING	YEAR BUILT	LAND LEASE · UPON PURCHASE



ABOUT THIS HANGAR

A rare opportunity to own a newly constructed aircraft hangar at Greeley-Weld County Airport. This unit offers an open floor plan engineered for efficiency — with radiant heat already installed, polished and sealed concrete floors, and swing-open hydraulic door from HPDoors. Direct access to the run-up area and runway, plus easy gate entry. Fully insulated with a 2-hour firewall between units, water and sewer stubbed in, a 100-amp single-phase power panel, and upgraded lighting. HOA dues of $105/month cover water, sewer, and property insurance. Purchase includes a new 30-year land lease provided by the airport authority. KGXY is actively expanding — making this an exceptional time to purchase before values climb further.

PROPERTY FEATURES

- 🔥 Radiant Heat Installed
- 🚪 Hydraulic Swing Door
- ✨ Polished Concrete Floor
- 🧱 2-Hour Firewall
- 💧 Water & Sewer Stubbed
- ⚡ 100A Single-Phase Power
- 💡 Upgraded Lighting
- ✈ Direct Taxiway Access
- ❄ Airport Handles Snow Removal
- 🛡 HOA: Insurance, Water & Sewer
- 🏗 Fully Insulated Structure
- ✈ Fits 1–3 Aircraft
- 📦 Additional Storage Space
- 🏠 HOA Dues $105/mo
- 📋 New 30-Year Land Lease (~$1,200/yr)

CONTACT OWNER DIRECTLY

Dan Stein
For Sale By Owner · KGXY
262-844-2964
danstein9@gmail.com

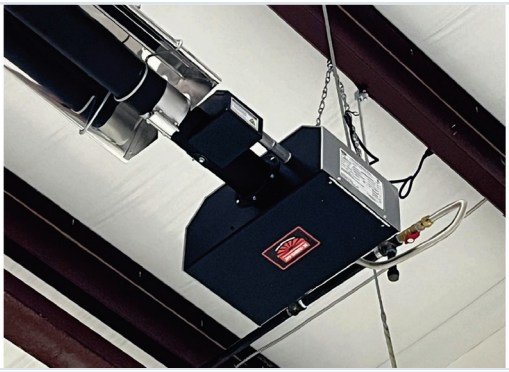
SCAN FOR DIGITAL LISTING

Additional Photos & Location

802 Luscombe Lane, Unit B
Greeley, CO 80631 · KGXY

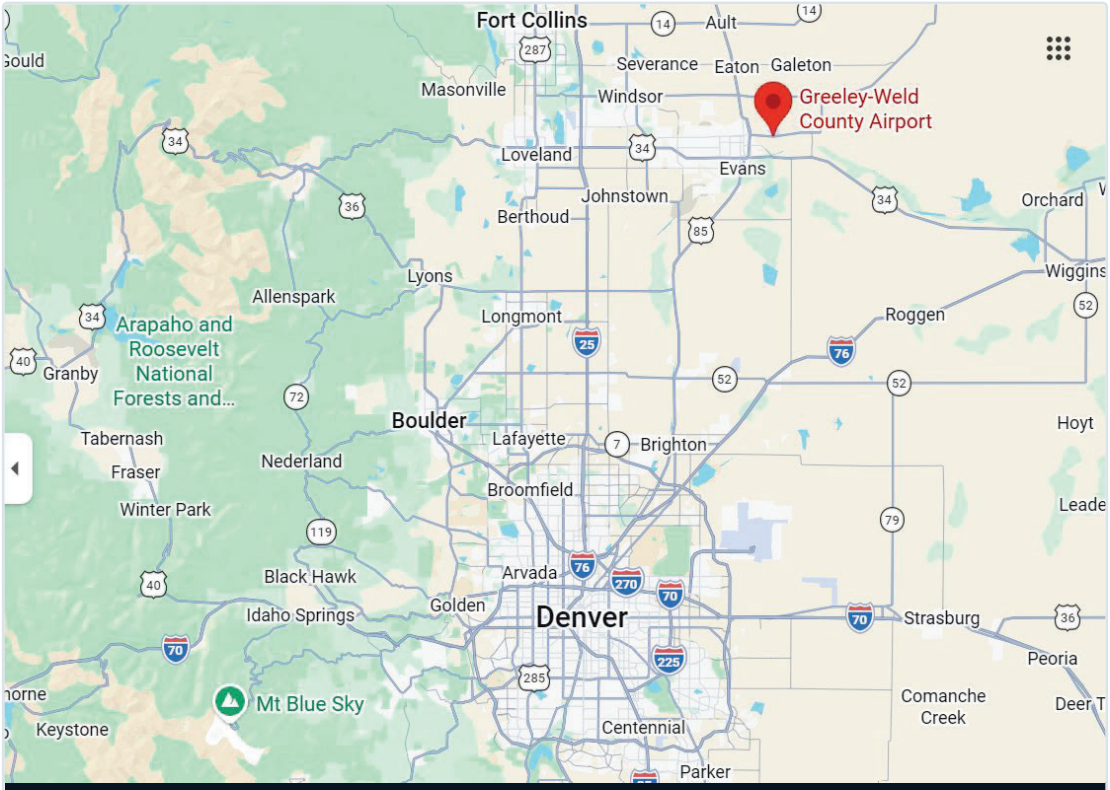
RADIANT HEATING SYSTEM

🔥 Dedicated propane tank — radiant heat supply



🔥 Ceiling-mounted radiant heater unit

AIRPORT LOCATION



✈ **Greeley-Weld County Airport (KGXY) · Greeley, Colorado** 40°26'N · 104°38'W

GETTING HERE

~50 mi	~25 mi	10,000 ft
FROM DENVER	FROM FORT COLLINS	PRIMARY RUNWAY

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