

Hangar #113

Fremont County, WY



HAYDEN  OUTDOORS.

Hangar #113

COUNTY:

Fremont County

CLOSEST TOWN:

Lander, WY

Land Details:

Address: 1520 Rodeo Dr., Lander, Wyoming 82520, USA
Zoning: Commercial
Elevation: 6500
Include Business?: Yes

Building Details

Price: \$610,000
Price per sq. ft.: 76.25
Finished Sq. Ft.: 8000
Quarter Bathrooms: 1
Basement: None
Heating Systems: Forced Air
Exterior Features: Bifold door with wind locks Schweiss door opener

About This Property

Located in Lander, Wyoming, this impressive 8,000 sq. ft. red iron span airport hangar presents a rare investment opportunity in a high-demand aviation market. Constructed in 2010, the hangar is currently operating as both a revenue-generating asset and a fully functioning aircraft maintenance facility.

Land

Expertly designed to maximize space, the hangar has historically housed a variety of aircraft, including four Aztec twin-engine planes, a King Air, and up to eight single-engine aircraft. The facility is equipped with a 20' x 60' bi-fold Schweiss door system, renowned for its reliability and ongoing support with available replacement parts.

Inside, the layout offers exceptional flexibility, featuring a spacious upper-level storage area and a dedicated lower-level section for parts and equipment. This is one of the few hangars in the region with full water, gas and sewer connections, supporting an on-site kitchen, bathroom, and enabling aircraft and equipment washing capabilities.

In compliance with the city's land lease requirements, the hangar must be actively used by an aircraft for a minimum of seven months annually. The current owner leases approximately one-quarter of the space to a medical operation, with a long-term 7 lease with annual increase increments for an additional seven years—providing a strong, stable income stream.





Operational costs are efficiently managed, with gas and electric utilities capped at \$100 per month for the owner, and overages billed to the tenant. The land lease is affordably priced at \$1,300 per year and includes a 15-year renewable term.

Combining income potential with personal utility, this property offers a unique opportunity for investors or aviation professionals seeking a versatile and strategically located asset within the aviation and medical support sectors.

General Operations

The current renter supports this property as an income-producing asset while also ensuring any future owner remains in compliance with the city's lease requirement by maintaining aircraft usage of the hangar for a minimum of seven months each year.

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