

\$2,999,000 - 20 Halifax Street, Goose Bay

MLS® #1266317

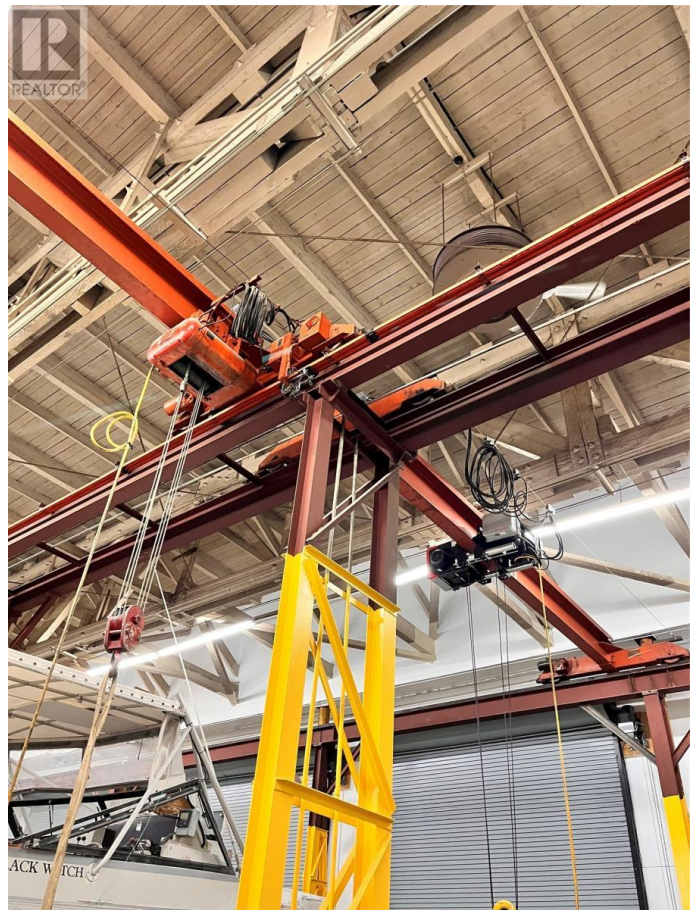
\$2,999,000

0 Bedroom, 0.00 Bathroom, 8,000 sqft

Business on 3.11 Acres

N/A, Goose Bay, Newfoundland & Labrador

FOR SALE OR LEASE A rare opportunity for hanger space, industrial repair or fabrication. This unique property features a large timber douglas fir wood frame Warren/Pratt type truss construction, concrete slab, full municipal services, with an approximate hanger floor area of 6400 square feet. This building has recently been remodelled inside, that included replacing the interior sheeting, electrical, plumbing, surface coatings, a live-in apartment and an attached trailer type bunkhouse with bathroom facilities. The main hanger measures 80'™X80'™ plus a 20'™X20'™ storage room, and the apartment measures 20'™X60'™. A firewall separates the the apartment and hanger. The apartment includes a modern industrial kitchen. This kitchen measures 10.5'™X11'™, and is open to a 20X13 living room. It has two bedrooms, one 13'™X18.5'™ and a master bedroom of 19'™X15'™. A 3'™X5'™ laundry room and a 7.5'™X14'™ bath separate the master from the living area. Stainless steel, and wood finishes are throughout the apartment, and the flooring is vinyl tile. General access to this property is via Halifax Street in the industrial area in Goose Bay, and is located adjacent to the intersection of runways 26 and 34 at CYJR airport. A large paved paved lay-down or taxiway separates the building from the airfield. A chain link fence surrounds most of the lot. This property is zoned Industrial Aviation and allows for unique



usage. A full asbestos abatement program has been completed on this property, and a Phase I Environmental Site Assessment was recently completed in 2020. (id:6289)

Built in 1941

Essential Information

Listing #	1266317
Price	\$2,999,000
Bathrooms	0.00
Square Footage	8,000
Acres	3.11
Year Built	1941
Type	Business
Sub-Type	Freehold

Community Information

Address	20 Halifax Street
Subdivision	N/A
City	Goose Bay
Province	Newfoundland & Labrador
Postal Code	A0P1E0

Amenities

Amenities	Living Accommodation
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Interior

Heating	Electric Forced air
# of Stories	1

Listing Details

Listing Office	RE/MAX Realty Professionals Ltd. - Goose Bay
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