Premier Hangar | Office Facilities & Development Land

245 Aero Way NE | Calgary | Alberta
263 Aero Way NE | Calgary | Alberta
(Income/Investment Properties)

275 Aero Way NE | Calgary | Alberta
(Development Land – Aviation use)

Exclusively Marketed By:
Royal LePage Solutions

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The Opportunity:

The acquisition opportunity offered herein shall be for the buildings and improvements (land is not included) located at 245 and 263 Aero Way NE, and development opportunity on a 5.74 acre land parcel at 275 Aero Way NE Calgary. The buildings at 245 and 263 Aero Way are high quality buildings and are recently built in 2013.

The reader or prospective purchaser acknowledges and accepts that NWG Assets Ltd. owns only the buildings and improvements on site and whereas NWG Assets Ltd. holds the land upon which the buildings and improvements are constructed by virtue of a land lease agreement between NWG Assets Ltd., as lessee, and The Calgary Airport Authority, as lessor, as amended from time to time (herein called the “Land Lease”). NWG Assets Ltd. is entitled to sell the buildings and improvements on site and to assign the YYC land leases to prospective purchasers. The sales of the Properties, the assignment of any of the Land Leases and the type of use for the lands and buildings shall be subject to the approval of the Calgary Airport Authority.

The current lease term with the Calgary Airport Authority for the 3 properties will run until year 2052. There is renewal option in place for another 20 years to 2072.

The subject Properties are comprised of 3 separate parcels:

- **Property “A”** (245 Aero Way): currently improved with a hangar adjoining to a 2 storey office building ...................... Income/Investment Property
- **Property “B”** (263 Aero Way): currently improved with a hangar adjoining to a single storey office building ............. Income/Investment Property
- **Property “C”** (275 Aero Way): currently an undeveloped land (5.74 acres) ................................................................. Development Land (Aviation/Related Use)

The Properties may be sold separately or as a portfolio package.

Not intended to solicit any party under a relevant contract. The information above is derived from sources believed reliable; however, no warranties or representations are being made regarding such information, including the potential income, costs, or profits associated with a property. Interested parties should consult a qualified professional for investment, financial or tax advice.
For further information/detailed Confidential Information Memorandum, please contact the agent.

CIM will be provided, upon Vendor’s discretion, to prospective purchasers upon the execution of a Confidentiality Agreement.