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RE/MAX GOLD
501 North E St, Suite H
Madera, CA 93638

FOR SALE | HANGER PROPERTY

MADERA AIRPORT HANGERS

4160 & 4170 AVIATION DRIVE, MADERA, CA 93637



PRESENTED BY:

KIRK ATAMIAN

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PROPERTY INFORMATION

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PROPERTY DESCRIPTION

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,152,000-\$1,224,000
Building Size:	14,400 SF

PROPERTY OVERVIEW

Embrace the opportunity to enhance your aviation portfolio with one or both of these remarkable hangars, prominently located at the core of Madera's aviation center at the Madera Municipal Airport. Each hangar represents a unique chance to secure prime aviation real estate, with each offering 14,400 square feet of superior hangar space. Whether acquiring individually or together, these hangars are a testament to exclusivity and functionality in the realm of aviation facilities.

PROPERTY HIGHLIGHTS

- Doors opening at 80ft width and 20 ft of height at Hanger 4160
- Doors opening at 80ft width and 23 ft of height at Hanger 4170
- Impressive dimensions
- Location is great for facilitating operations.
- Optional fuel tank between available

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PROPERTY DESCRIPTION

LOCATION DESCRIPTION

Expansive Hangar Dimensions: Each hangar presents an impressive footprint of 120x120 feet, totaling 14,400 square feet of versatile space, designed to accommodate a wide range of aviation needs and ensuring ample room for your aircraft and related operations.

Optimized Door Sizes for Various Aircraft:

Hangar 4160 features a substantial door measuring 20 feet in height and 80 feet in width, ensuring effortless access and maneuverability for a diverse array of aircraft.

Hangar 4170 surpasses expectations with an even more spacious door, reaching dimensions of 23x80 feet, catering to larger aircraft or specialized aviation operations.

Strategic Location: Positioned conveniently off the Ave 17 exit on Highway 99, these hangars offer unparalleled accessibility. The proximity to the new casino enhances the location's appeal, ensuring a blend of convenience and prestige.

Secure and Favorable Lease Terms: Benefit from the security of a ground lease with Madera County, paired with the promise of a new 30-year lease, offering long-term stability and peace of mind for your aviation endeavors.

Enhanced Fueling Solutions: A 12,000-gallon fuel tank is available for integration with either hangar, accompanied by an EPA certification. This premium feature ensures a streamlined and environmentally compliant fueling process, adding a layer of convenience and operational excellence to your aviation infrastructure.

Comprehensive Amenities: Each hangar is equipped with a dedicated restroom and a pilot office, providing added convenience and comfort for your crew and operations, ensuring that your aviation needs are met with superior functionality and efficiency.

This is more than an investment in real estate; it's an investment in the future of your aviation presence. With their prime location, extensive space, and tailored amenities, these hangars represent a pinnacle offering in the realm of commercial aviation. Don't let this unparalleled opportunity fly by – secure your own hangar at Madera Municipal Airport today.



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//ADDITIONAL PHOTOS



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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1

**KIRK ATAMIAN**

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PROFESSIONAL BACKGROUND

Kirk Atamian, a remarkable figure in his hometown, is widely recognized as a great man who consistently lends a helping hand to those striving to achieve their goals. His generosity knows no bounds when it comes to aiding others in bettering themselves, their businesses, and their careers. Kirk Atamian stands as one of the most trusted agents in the Valley, having earned the confidence of numerous esteemed business and community leaders. With his membership and prior role as chairman of the board at the Madera Chamber of Commerce, Kirk actively collaborates with individuals, investors, and developers interested in the city's most sought-after properties.

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

When Kirk is not engaged in his professional pursuits, he indulges in a range of activities such as cooking, poker, culinary adventures, community event involvement, and cherished moments spent with his family and friends.

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