



MLS 7003029 Commercial

\$699,900

TBD Airport Road
Brainerd MN 56401

Status: Active

Description:

An exclusive opportunity in Minnesota aviation real estate: this 4,800 sq ft steel hangar is the only privately-held hangar at the Brainerd Lakes Regional Airport. Offered at just \$146/sq ft, this upgraded facility delivers exceptional value below current construction costs and is packed with functional features.

Built for serious aviation utility and pilot comfort, the hangar is steel on steel construction includes a 60'W x 19'H aircraft door, 24' center wall height, 20' side walls and four garage doors for easy vehicle and equipment access. Inside, you'll find dual heating systems for year-round climate control, a 3/4 bath with laundry hookups, and a dedicated office/lounge area — perfect for pilot prep, business operations, or relaxing between flights.

Unlike recent airport hangar builds that offer only a basic shell with insulation and one garage door, this turnkey hangar provides immediate usability. To replicate today with similar upgrades would cost an estimated \$768,000+, offering built-in savings and value.

Situated on a 50-year land lease with 30 years remaining and a monthly ground lease of \$668 (billed quarterly), this is a standout investment and a rare chance to own at one of Minnesota's most desirable regional airports. Monthly Lease Rate is \$668.

Specs:

- Size: 4,800 sq ft (80' x 60')
- Aircraft Door: 60' wide x 19' high
- 24' center wall height with 20' side walls
- ¾ bath with laundry machines
- Dual heating systems
- Office/lounge area
- Four garage doors
- Heavy duty racking for storage
- Reinforced Concrete
- Polished Flooring 85%, Carpet and Pad 11%, Vinyl 4%

Additional Details:

Year Built 2001

Lot Dimensions 80x60

Garage Stalls 1

Broker Reciprocity
Listed By eXp Realty \$2,496

Taxes with Assessments \$2,496
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