

# STELLAR AIRPARK HANGAR FOR SALE

LUXURIOUS MODERN EXECUTIVE STELLAR AIRPARK HANGAR & OFFICES

280 S 79th St , Chandler, AZ 85226



## OFFERING SUMMARY

|                         |             |
|-------------------------|-------------|
| <b>SALE PRICE:</b>      | \$7,250,000 |
| <b>NUMBER OF UNITS:</b> | 1           |
| <b>LOT SIZE:</b>        | 3.272 Acres |
| <b>YEAR BUILT:</b>      | 2008        |
| <b>BUILDING SIZE:</b>   | 63,000 SF   |
| <b>RENOVATED:</b>       | 2016        |
| <b>ZONING:</b>          | I-1         |
| <b>PRICE / SF:</b>      | \$115.08    |

## PROPERTY OVERVIEW

Former home of a famous classic car collection, this is one of the finest hangars you will find in the Phoenix area, 46,800 square foot main floor and 16,380 square foot mezzanine, 5 total hangar doors (three 70 feet wide, two 90 feet wide), doors are approx 22 feet high, perfect for any aircraft permitted to fly out of Stellar Airpark. Easy access to the runway and the main streets in the airpark as well as surrounding freeways. Must be seen to be appreciated.

## PROPERTY HIGHLIGHTS

- 4400 foot long runway at Private FAA approved airport
- 4 aircraft hangars with runway approach
- Tastefully decorated executive offices, club style reception room, kitchen and laundry facilities
- Easy access to Loop 101 and Loop 202 freeways
- Affluent area by dining, shopping, entertainment, resorts, casinos
- Over 180 golf courses in the Phoenix Area and spectacular hiking

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7025 W. Bell Rd., #10  
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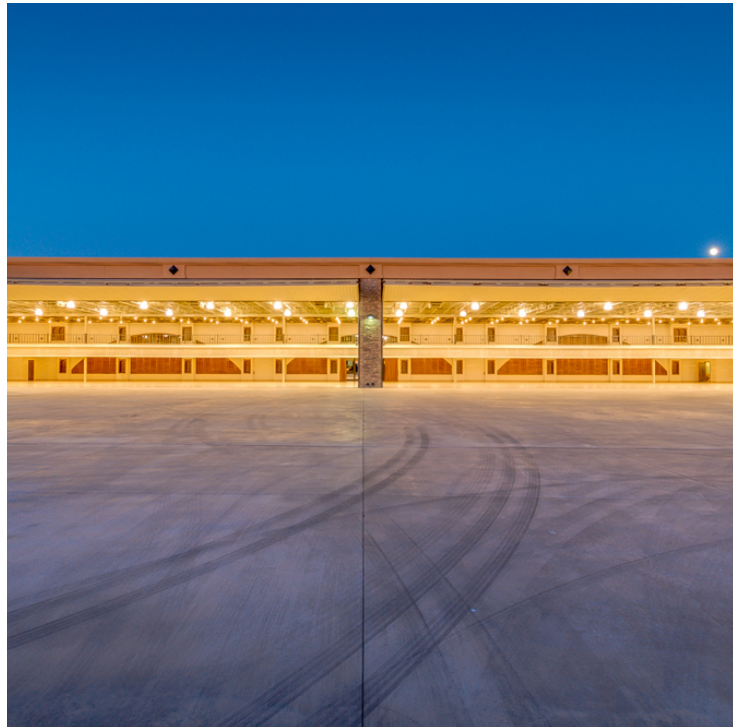
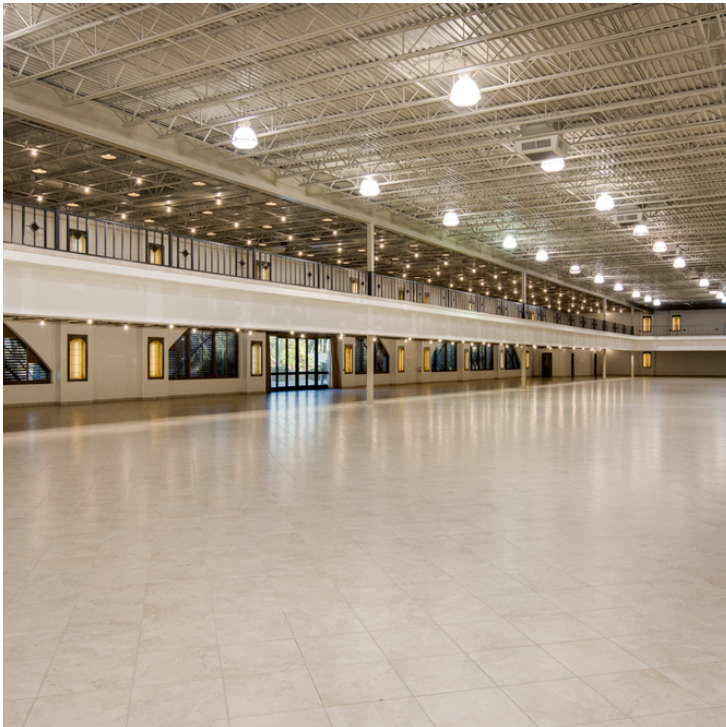
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## PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

one of the finest hangar buildings in the valley, access Jupiter Way, Milkey or 79th St

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Sale Price

**\$7,250,000**

## PROPERTY INFORMATION

|                  |                        |
|------------------|------------------------|
| Property Type    | Stellar Airpark Hangar |
| Property Subtype | Warehouse/Distribution |
| APN #            | 301-90-471             |

## PARKING & TRANSPORTATION

|                |     |
|----------------|-----|
| Street Parking | Yes |
|----------------|-----|

## UTILITIES & AMENITIES

## LOCATION INFORMATION

|                    |   |
|--------------------|---|
| Building Name      | Luxurious Modern Executive Stellar Airpark Hangar & Offices |
| Street Address     | 280 S 79th St   |
| City, State, Zip   | Chandler, AZ 85226  |
| County             | Maricopa  |
| Cross-Streets      | Chandler Blvd & McClintock Drive                            |
| Side of the Street | West  |
| Road Type          | Paved   |
| Market Type        | Large   |
| Nearest Highway    | 101 & 202   |
| Nearest Airport    | Stellar airpark   |

## BUILDING INFORMATION

|                     |       |
|---------------------|-------|
| Occupancy %         | 0.0%  |
| Ceiling Height      | 24 ft |
| Number of Floors    | 2     |
| Year Built          | 2008  |
| Year Last Renovated | 2016  |
| Free Standing       | No    |

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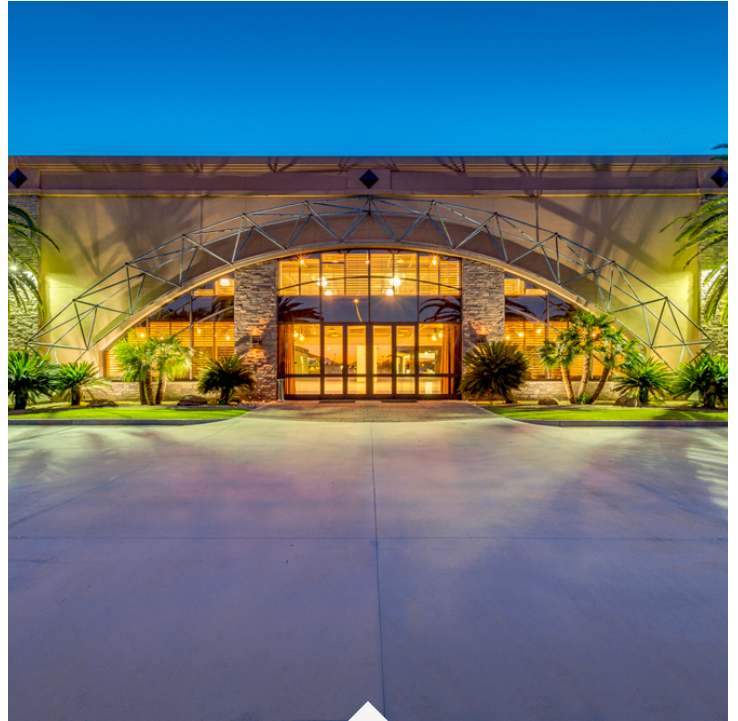
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- Affluent area close to dining and entertainment

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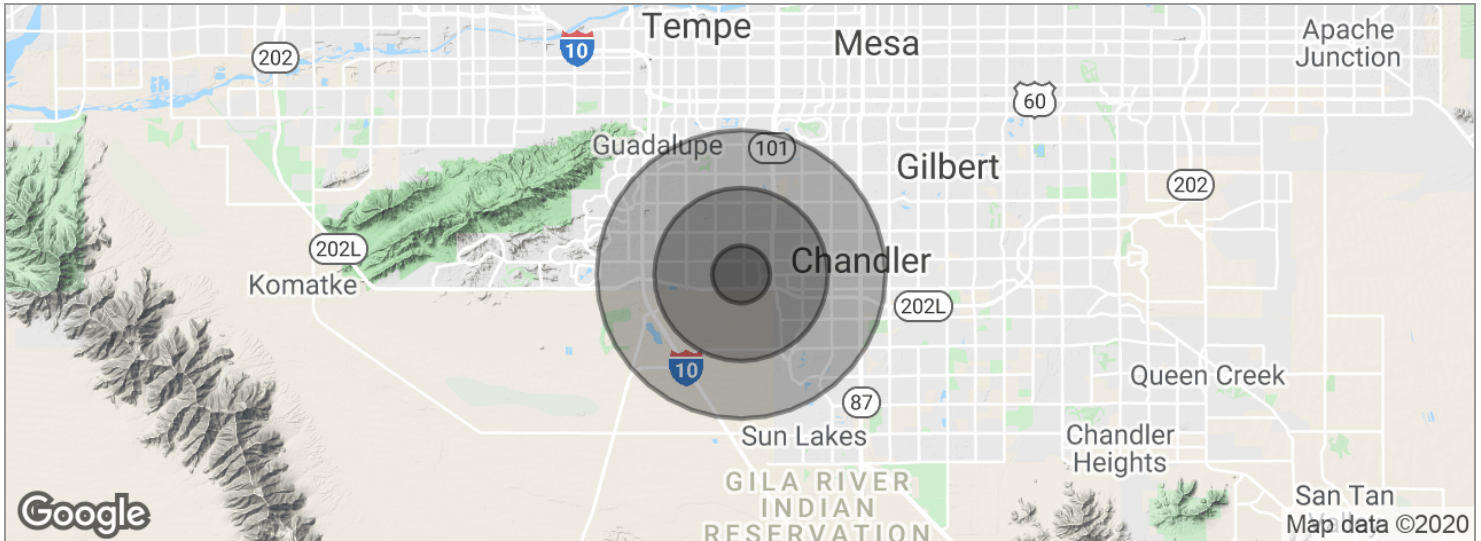
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 8,876     | 72,952    | 206,791   |
| Median age          | 36.7      | 36.8      | 35.2      |
| Median age (male)   | 34.9      | 35.5      | 34.1      |
| Median age (Female) | 38.8      | 37.9      | 36.0      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 3,424     | 28,933    | 80,612    |
| # of persons per HH | 2.6       | 2.5       | 2.6       |
| Average HH income   | \$85,956  | \$96,028  | \$86,582  |
| Average house value | \$312,978 | \$327,969 | \$305,980 |

\* Demographic data derived from 2010 US Census

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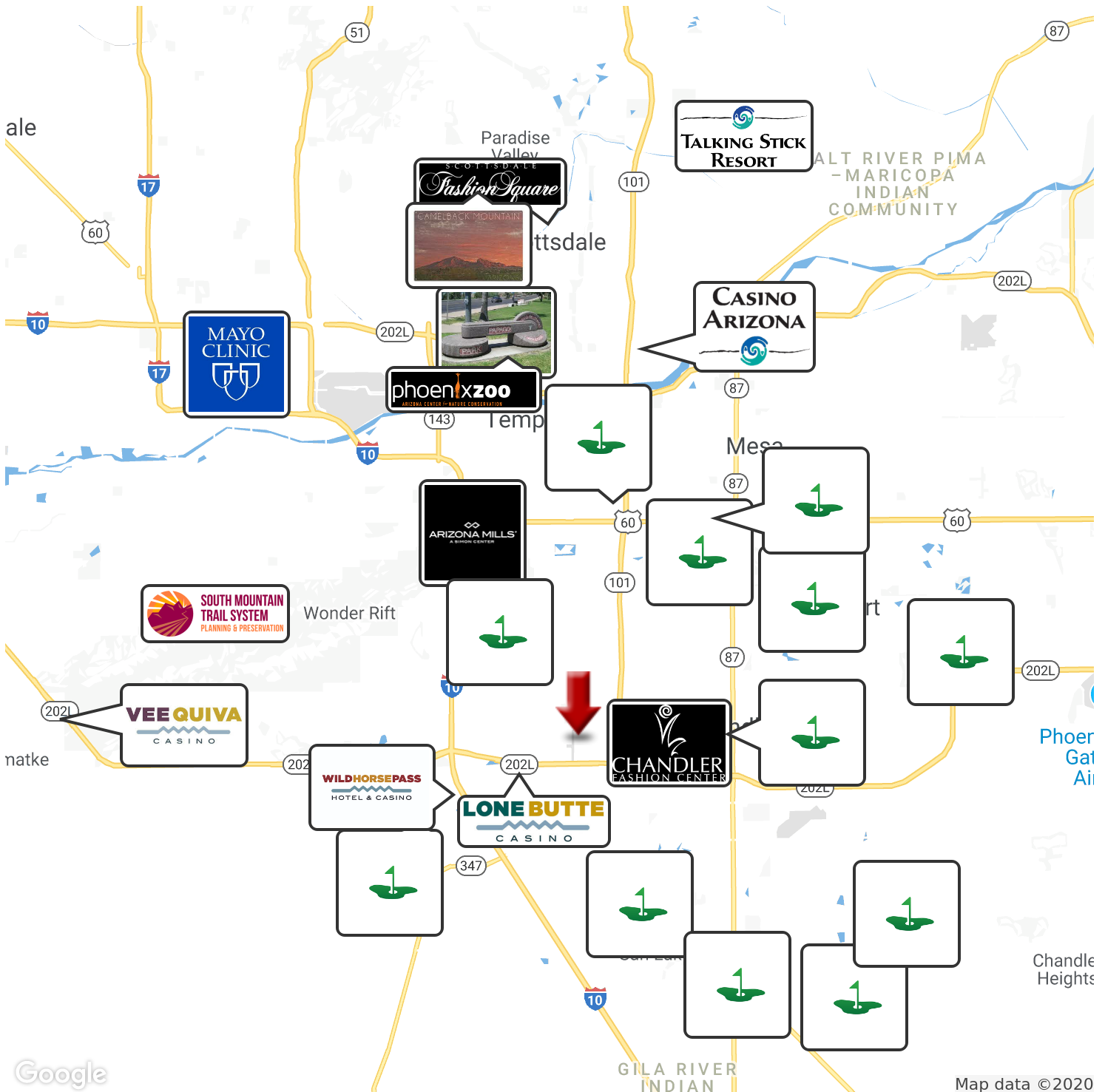
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