



This is a unique opportunity to buy your own aircraft training facility at the growing Front Range Airport. Opportunity includes easy access to the runways and on-site amenities and restaurants. **Total Portfolio Sale Price is \$1,072,000.**

37800 Astra Way

Watkins, Colorado

- Aircraft Shop Training Hanger
- Approximately 11,704 SF of Shop Space
- Administrative Offices, Cafeteria, Lobby and Restrooms
- Clearance of 15' and 3 overhead bi-fold doors
- 82 Surface Parking Spaces
- Can be sold together with 37835 Astra Way units
- Sale is subject to the provisions of a Land Lease

Sale Price: \$847,000

37835 Astra Way, 3E, 4E, 5E

Watkins, Colorado

- Unit 3E: 1,192 SF; Classroom/Hanger
- Unit 4E: 1,066 SF; Classroom/Hanger
- Unit 5E: 1,070 SF; Classroom/Hanger
- Subject to an HOA agreement and fees
- Each unit can be sold separately or all together with 37800 Astra Way and Parking Lot

Sale Price: \$225,000 or \$75,000/Unit



For more information:

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For Sale
**Airport Training
 Facility Portfolio**



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Front Range Airport

Adams County's Front Range Airport is unique in the Denver metropolitan area, as it is the only general aviation airport without major nearby residential areas. It was built in 1984 with the vision of driving the economy in eastern Adams County by supplying an increase in air cargo and general aviation business. The vision was supplemented by the addition of two 8,000 foot runways, three full precision instrument landing systems (ILS) and ramps on the east side and west side of the airport. Front Range Airport provides all-weather aviation facilities, with excellent access to I-70 and Denver International Airport.

Airport Amenities

- 6 Mile Southeast of Denver International Airport (DIA)
- 100L and Jet-A
- Aircraft Maintenance
- Flybuys Rewards Program
- Hertz Rent-A-Car on Site
- Catering
- Corporate/Crew Lounge with Shower
- Corporate & General Aviation Services
- Courteous, Professional Line Service
- Airport Cars
- Shuttles to DIA and Local Hotels
- Flight Planning and Weather Room
- The Aviator Bar and Grill
- GPU/LAV Service
- Heated Hangars
- Hotel Reservations
- Meeting & Conference Facilities