

# **\$1,699,000 - 30 27018 Sh 633 Highway, Rural Sturgeon County**

MLS® #E4407335

**\$1,699,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Villeneuve Airport Industrial Park, Rural  
Sturgeon County, AB

Opportunity to own or lease this Aviation property at the Villeneuve Airport. This duplex style hangar is located in the West Area of the airport with 7500 sq.ft. cement connector to the taxi way. Main floor entrance leads into open area & lunchroom and has (2) offices, 3pc bath & storage with access door into hangar. There is a partially finished upper level which has roughed in plumbing for 2pc bath. The hangar has polished floors with drain, overhead infrared heaters, 24' x 65' hangar door, mechanical room, wash station & 12' x 12' overhead door at front for convenient access/drop off into hangar. Villeneuve Airport is EIA's satellite airport providing NAV Canada air traffic control tower, 2 runways & taxiways, ILS, CBSA airport of entry CANPASS program designation and more for your aviation business.

Built in 2017

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4407335    |
| Price     | \$1,699,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |



|            |            |
|------------|------------|
| Year Built | 2017       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 30 27018 Sh 633 Highway            |
| Area        | Rural Sturgeon County              |
| Subdivision | Villeneuve Airport Industrial Park |
| City        | Rural Sturgeon County              |
| County      | ALBERTA                            |
| Province    | AB                                 |
| Postal Code | T8T 0E3                            |

### Exterior

|              |                         |
|--------------|-------------------------|
| Exterior     | Metal Clad, Steel Frame |
| Construction | Metal Clad, Steel Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2024 |
| Days on Market | 270                  |
| Zoning         | Zone 70              |

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Listing information last updated on June 17th, 2025 at 2:47pm MDT