

2121

FOR SALE: \$19.5 Million CAD

Airport Road

INUVIK, NT X0E 0T0



*±21,000 SF AIRCRAFT HANGAR FACILITY
FOR SALE AT INUVIK (MIKE ZUBKO) AIRPORT*



COLDWELL BANKER | CBRE

2121

Airport Road

INUVIK, NT XOE OTO

CBRE is pleased to offer this unique opportunity to purchase a $\pm 21,000$ SF hangar facility on one contiguous block of $\pm 250,000$ SF on the Inuvik Airport. This property consists of 800 ft. of flight line within the airport security zone. Located approximately 6.5 nautical miles (12 Kms) east of Inuvik, Northwest Territories this is the only paved runway within the Arctic Circle and is being extended from 6000 to 9000 ft. The taxiway leading to the ILS property is also being upgraded.

This is a one-of-a-kind opportunity for Government and Defense applications, Oil and Gas or a resource development group to purchase a turnkey operation at approximately one half the cost of a new build in the Arctic.

Current Usage

This is the only facility in the Western Arctic capable of hangaring the RCAF C130 Air to Air Refueler (AAR) in support of Canada's ongoing and expanding Northern Sovereignty Operations (NSO). The facility is critical to any resource development and exploration. Search and Rescue also benefits from this center.

PRICE:

\$19.5 Million CAD



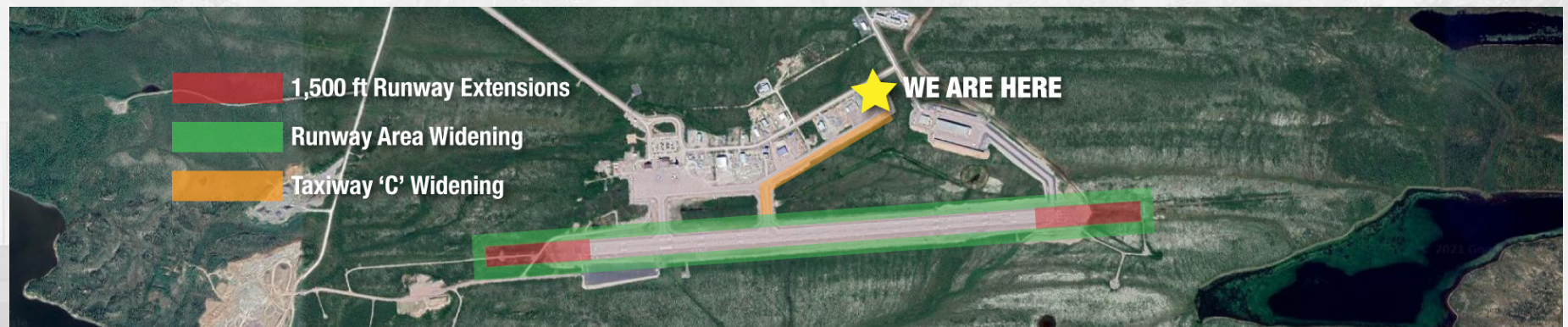
Property Highlights

- Hangar: Lots 67 & 68
- ±21,000 SF Hangar – 133 ft. X 155 ft.
- Main Hangar Doors: 140 ft. wide 43 ft. high bypass doors electrically driven
- Service roll-up door (12 ft. X 12 ft.) provides direct access to the service road
- Offices and reception area
- Slab on grade concrete floor
- Steel construction of siding walls/ roof with R30 and R40 insulation in the walls and roof respectively
- Hydronic Heating with four (4) 300,000 BTU boilers
- Forced Air with 1 X 350,000 BTU waste oil heater
- Electrical Grid:
 - Hangar is wired for 120-, 220-, 347- and 600-Volt operations.
 - Local electrical grid provides LNG generated in Inuvik.
 - A 30 KVa emergency generator in the hangar provides emergency electricity to the hangar maintaining operational status during power failures.
- ±600 SF apartment including bedrooms, kitchen dining area, bathroom and shower, utility room with washer and dryer
- Ramp - Combination paved and gravel:
 - Paved area: Directly in front of hangar, 240 ft. wide by 140 deep
 - Gravel area adjacent to the paved portion
 - California Bearing Ration (CBR) is sufficient to enable parking and taxiing of C17 and C130 Hercules
- Adjacent property/Lot 66
 - 10 X 40 Heated Office Trailer with two offices and reception area
 - 40 X 40 Heated fabric shelter with two roll-up doors for drive through access
 - Gravel parking area for aircraft or helicopters
- Lot 69 – Not fully developed at this time

The following equipment is included in the sale:

- The Aircraft handling:
 - Cat 928 loader with rollerized tines
 - Cat 1255 Telehandler
 - TLD 120 KVa ground power unit
 - Hyster 4000 pound capacity forklift
 - 50,000-pound reconditioned mule
 - Towbars for C-17, C130 and other aircraft
- Heavy equipment (Note: some equipment is dual role; maintenance and aircraft handling):
 - Cat 928 loader with bucket and auger
 - Cat 1255 Telehandler
 - Packer
- Fuel and fuel handling:
 - 80,000-liter (21,000 USG) fuel tank (manufactured 2021)
 - Wired into the hangar emergency electrical grid

Property Site Plan





Property Photos

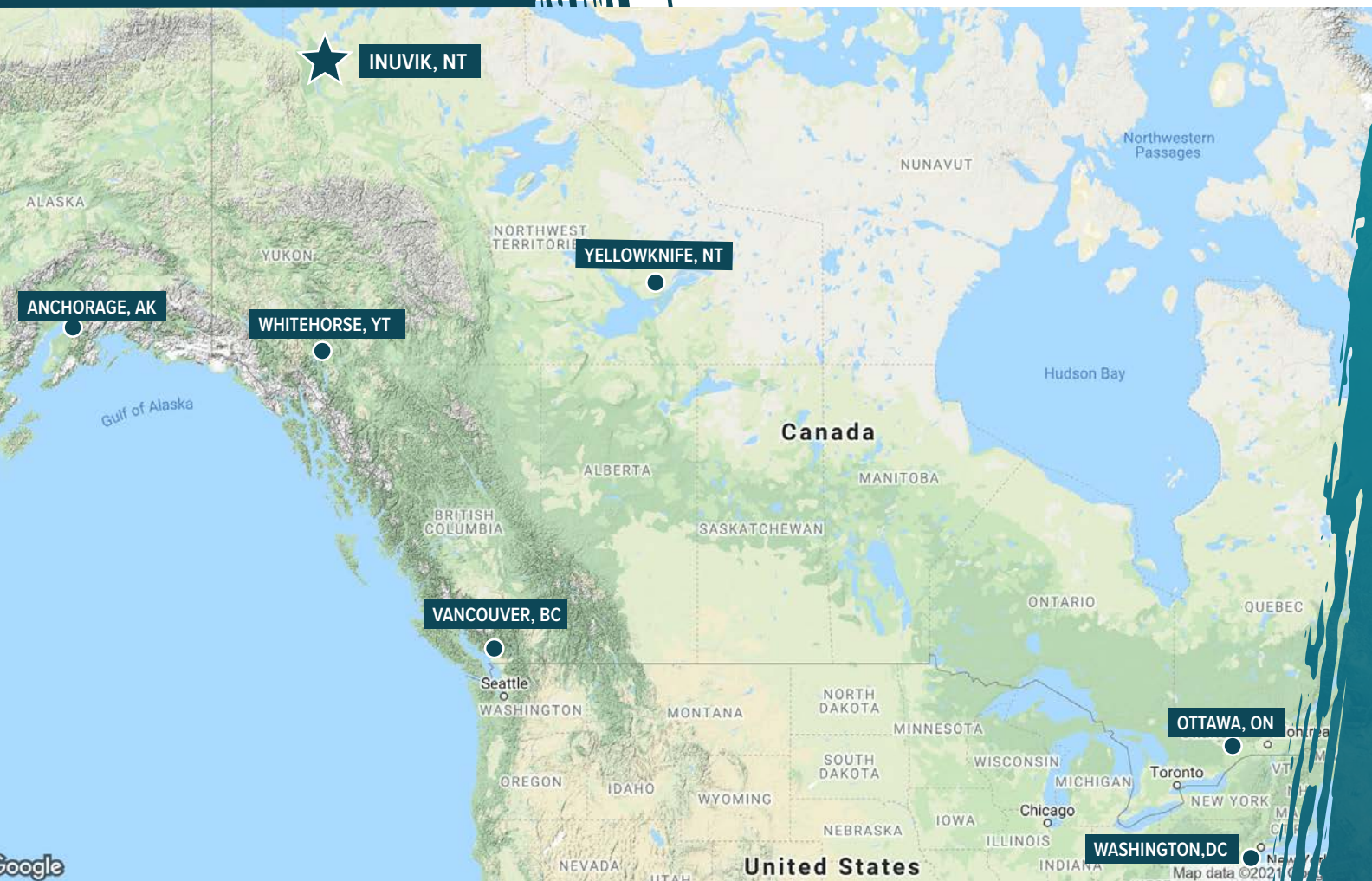


Inuvik Mike Zubko Airport

INUVIK, NT XOE 0T0

Inuvik is a regional hub and gateway to the Western Arctic and Northwest Passage. Air, Marine and Road converge with air being the predominant mode. The community was designed and built as a defense center and retains that designation with the most active of four (4) Forward Operating Locations (FOL) in Canada's Arctic. The FOL hangars and supports the Canadian CF-18 Hornets when deployed to Inuvik. The region had a robust oil and gas industry with some of the largest undeveloped natural gas and oilfields in North America.

The airport is a regional Western Arctic hub with a significant defense application, and has several small airlines and helicopter operations that serve the surrounding communities, industry, Government and a center for Air Ambulance Operations. Associated with the runway extension are upgrades to Taxiway "C" which accesses the ILS facility. ILS has the physical capacity to develop additional infrastructure to service the larger and heavier aircraft that will operate from the Inuvik Airport.



AIR DISTANCE TABLE
TO/FROM INUVIK, NT
(Measured in Nautical Miles)

600

NAUTICAL MILES TO ANCHORAGE, AK

589

NAUTICAL MILES TO YELLOWKNIFE, NT

1,180

NAUTICAL MILES TO VANCOUVER, BC

458

NAUTICAL MILES TO WHITEHORSE, YT

2,230

NAUTICAL MILES TO OTTAWA, ON

2,536

NAUTICAL MILES TO WASHINGTON, DC

2121

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