



KOKV HANGARS

kokvhangars.com | 540-751-3480

OWNERS KNOW VALUE

Owning a KOKV Hangar provides you and your passengers with a premium, private flying experience.

Now for sale, eleven new hangars are being constructed at Winchester Regional Airport (KOKV) - less than a 90 minute drive from Washington, D.C. The hangars are grouped into two buildings along the southeast side of the general aviation ramp near the end of runway 32. The back of each hangar has access to the service road and the front connects directly to the ramp.

Each hangar is insulated, heated, and comes with a bathroom. And because they are part of a condominium association, they all include central compressed air, internet, electronic access control, common storage and an outdoor picnic area. Additional floorplan configurations are available which can include an office, pilot's lounge, EV charging stations, or other improvements to meet the needs of each owner.



KOKV HANGARS

SOUTHEAST SIDE PRICING SHEET

Pricing effective as of 10/16/2021

| <u>Item</u> | <u>Cost</u> | <u>Comments</u> |
|--|---------------|-----------------|
| <u>Building #1</u> | | |
| 52'x50' Base Model - Hangar #1 | \$ 587,700.00 | |
| 52'x50' Base Model - Hangar #2 | \$ 576,700.00 | |
| 52'x50' Base Model - Hangar #3 | \$ 566,700.00 | |
| 52'x50' Base Model - Hangar #4 | \$ 574,200.00 | |
| 52'x50' Base Model - Hangar #5 | \$ 581,700.00 | |
| <u>Building #2</u> | | |
| 60'x50' Base Model - Hangar #6 | \$ 627,500.00 | SOLD |
| 52'x50' Base Model - Hangar #7 | \$ 592,000.00 | |
| 52'x50' Base Model - Hangar #8 | \$ 582,000.00 | |
| 52'x50' Base Model - Hangar #9 | \$ 582,000.00 | SOLD |
| 60'x50' Base Model - Hangar #10 | \$ 619,700.00 | SOLD |
| 60'x50' Base Model - Hangar #11 | \$ 619,700.00 | |
| <u>Options</u> | | |
| #1 - 1st Fl Air Conditioned Lounge and Storage | \$ 92,250.00 | |
| #2 - 2nd Floor Office and Bath Room | \$ 61,500.00 | |
| #3 - Air Condition Hangar | \$ 24,292.50 | |
| #4 - Epoxy Floor | \$ 9,430.00 | |
| #5 - Auto Latching Hangar Door | \$ 2,972.50 | |
| #6 - 55" Plasma TV with IP Connection | \$ 1,947.50 | |
| #7 - 96" x 24" Maple Work Bench | \$ 922.50 | |