

Offering Memorandum

Executive Aircraft Hangar for Sale
Gatlinburg Pigeon Forge Airport (KGKT) – Sevierville, TN



Property Overview

Property Type:

Private Aircraft Hangar with Air Conditioned Office and Pilot Lounge Apartment

Location:

Gatlinburg Pigeon Forge Airport (KGKT)
Sevierville, Tennessee

Offering Price:

\$799,000

Includes Hangar, all fixtures, fittings, appliances, furniture, and the remaining ground lease

- Excluding personal belongings

(+ 26 years of ground lease remaining @ nominal fee)

Hangar Size:

60 ft wide x 50 ft deep (3,000 SF)

50 ft wide x 20 ft high bi-fold hangar door

Contact: Randy Bable
Phone: 865-216-8011
captain.randy@icloud.com



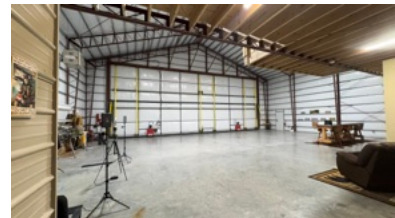
Ground Lease:

4th year of a 30-year lease

Low monthly ground lease (Currently \$211 monthly with 3% increase annually)

Highlights

- **Steel-framed, fully insulated hangar**
- **Gas heater** in hangar, maintains 55°F in winter
- **200+ SF private office** with picture window and A/C
- **Storage room** with built-in shelving and pegboard
- **Full bathroom** with shower and laundry hookups
- **Space for up to three single-engine aircraft**
- **12 ft clearance** beneath rear mezzanine



Contact: Randy Bable
Phone: 865-216-8011
captain.randy@icloud.com



Pilot Lounge Apartment (Mezzanine Level – Approx 900 SF)

- Large Air Conditioned **living area** designed for comfort and function
- **Gourmet kitchen** with gas range, microwave vent, butcher block island, and polished countertops
- **Luxury bathroom** with jacuzzi tub, shower, double vanity, bidet, and mood lighting
- Unique **aviation-themed bedroom** with fuselage-style design
- Closet storage and high-speed wi-fi



Turnkey Opportunity

This offering is perfect for pilots seeking a premium base with on-site comfort and operational efficiency. The hangar is **move-in ready**, professionally maintained, and built with both performance and lifestyle in mind.



Viewing & Contact

Note: This property is located on secure airport grounds.

All viewings are by appointment only with Randy Bable.

More info, floor plans, and video tour available at:

hangarforsale.com

Contact:

Randy Bable

Office: (865) 364-6868 / Cell: (865) 216-8011

captain.randy@icloud.com

Contact: Randy Bable

Phone: 865-216-8011

captain.randy@icloud.com