

**200 CENTRE Street, Langdon T0J 1X2**

MLS® #: **A2156767** Area: **NONE** Listing Date: **08/10/24** List Price: **\$895,000**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Commercial Land**  
 City/Town: **Langdon**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **29,185 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM  
**39**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:  
 Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **C-LUD**  
 Legal Desc: **4444U**

Remarks

Pub Rmks: **Great opportunity to purchase prime commercial development land located on Langdon's most prominent and visible road. This 0.67 acre property includes 9 lots on two separate titles (Lots 1-6 and Lots 7-9). The C-LUD Land Use is intended to accommodate small scale business within Hamlets and comprehensively planned**

area, in a manner sensitive to adjacent uses. Permitted and Discretionary uses include: Animal Health, Care Facility, Retail, Agriculture, Restaurant, Bar, Office, Alcohol Production, Auctioneering, Automotive Services, Communications Facility, Dwelling Unit (accessory to principal use), Outdoor Storage, Recreation, Recycling/Compost Facility, Religious Assembly, School, and Special Function.

Inclusions:

None

Property Listed By:

CIR Realty

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**