

200 CENTRE Street, Langdon T0J 1X2

MLS®#: **A2156767** Area: **NONE** Listing Date: **08/10/24** List Price: **\$945,000**
 Status: **Active** County: **Rocky View County** Change: **+\$50k, 11-Oct** 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
133
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 Legal/Tax/Financial | Level | Dimensions |
|------|-------|------------|-----------------------------|-------|------------|
|------|-------|------------|-----------------------------|-------|------------|

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:
Property Listed By:

None
CIR Realty

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





