



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**355 CENTRE Street #100-300, Langdon T0J 1X2**

MLS® #: **A2156772**      Area: **NONE**      Listing Date: **08/10/24**      List Price: **\$1,240,000**  
 Status: **Active**      County: **Rocky View County**      Change: **+\$90k, 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: **10,968 sqft**  
 Lot Shape:

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

DOM

**115**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$712**      Title: **Fee Simple**      Zoning: **DC-64**  
 Fee Freq: **Monthly**

Legal Desc: **0010821**

Remarks

Pub Rmks: **Incredible opportunity to purchase prime commercial development land located on Langdon's most prominent and visible road, right in the retail hub of the Hamlet. This 0.25 acre property sits on half an acre of already improved land which includes servicing, curbs, sidewalks, paving and landscaping, the only thing left to do is build the structure that will benefit from all of the already in place and dedicated infrastructure. Purchasers have the opportunity to design and build, hold or negotiate a build-to-suit with the current owner, experienced with development in Langdon. The adjacent buildings feature main floor retail, upper floor offices on the east side (facing Centre Street) and lovely residential condos facing west. The Direct Control district has permitted and discretionary uses that include, but are not limited to the following: HealthCare Service, Personal service business, Restaurants, Drinking Establishment, Liquor Sales, Outdoor Café, Signs, Dwelling unit ancillary and subordinate to the principal commercial use. Retail Food Store, Retail Garden Centre, and Retail Store.**

Inclusions: **none**  
Property Listed By: **CIR Realty**

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





