

355 Centre Street # 100-300 Langdon, AB T0J 1X2

Land
Active

A2156772

PD:

DOM: 9
CDOM: 9

LP: \$1,150,000.00
OP: \$1,150,000.00



Class: Commercial Land
County: Rocky View County
City: Langdon
Levels:
Subdivision: NONE
Possession: 15 Days / Neg, Immediate, Negotiable
LINC#: [0028349059](#)
Outbuildings:
Rd Frontage:
Zoning: DC-64
Legal Pln: 0010821
Blk: 2
LP/Acre: \$4,600,000.00
Type:
District:
Tax Amt/Yr: \$2,368.00/2024
Lot Size: 0.25 Ac
Lot:
Title to Lnd: Fee Simple
Exclusion: No
Sewer/Septic:
Disclosure:
Reports: None
Restrictions: None Known
Ownership:
SRR: No
Condo: Yes

08/13/2024 : NEW

Public Remarks: 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 already has many site improvements completed including services, curbs, sidewalks, paving and landscaping. 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.

Property Information

Fencing: None
911 Addr:
Dist to Trans:
Irrigation Eqp:
Road Access:
Lot Dim:
Front Exp:
Water GPM:
Depth of Well:
Reg Wtr Rgt:
Bus Service:
Elem School:
Jr/Mid Schl:
High School:
Amenities: None
Exterior Feat:
Utilities:
Access Feat:
Goods Include: none
Goods Exclude: none
Water Supply:
Parcels:
Dist to School:
Farm Eqp Inc:
Front Length:
Lot Depth: M '
Local Imprv:
Acres Cleared:
Acres Irrigat:
Acres Fenced:
Acres Cultivtd:
Acres Pasture:
Acres Lsehld:
Acres Treed:
Total Acres: 0.25

Condo Information

Condo Name: Z-name Not Listed
Condo Fee: \$712.00
Mgt Co/Phone: TBD
Fee Includes: See Remarks
Condo Type: Bare Land
Payment Sch: Monthly
HOA Fee Incl:

Agent & Office Information

List REALTOR@: [Melanie Cantius](#) melanie@conquerit.ca
List Firm: [CIR Realty](#)
Firm Address: 130, 703 - 64 AVENUE SE, CALGARY, T2H 2C3
Appt: Go and show
Showing Contact: Melanie Cantius 403-714-4959
Comm: 1.5%
LB Type/Info: /
Owner Name: 1221530 Alberta Ltd.
Occupancy:
Member Rmks: Go and show. Please leave offers open 48 hours
Phone: [403-271-0600](#)
Phone: [403-271-0600](#)
Firm Fax: [403-271-5909](#)
List Date: 08/10/2024
Expiry Dt: 08/09/2025
With Dt:
Ownership: Private
Exclusion: No
SRR: No

