

## FOR SALE

Customizable “Man Cave” Private Storage Garage Units Within a Heated and Secured Facility  
503 Railway Ave NE, Langdon, AB T0J 1X2 | Langdon Storage & Garages



## OPPORTUNITY OVERVIEW

Langdon Storage & Garages, a project by Cavustor, offers local, secure, heated storage solutions designed for small businesses and collectors. This privately owned, condominium-style facility features 168 units in Langdon, just 18 minutes from Calgary with easy access off Glenmore Trail. Owners purchase their units as real estate assets and operate through a condo association, with a modest monthly fee covering common maintenance. Perfect for storing business products, equipment, recreational vehicles, and more, the development offers three unit sizes ranging from approximately 520 to 1,050 square feet. Each space can be customized with options such as a mezzanine, power overhead door opener, finished bathroom, car lift, and other upgrades. Security is a top priority, with monitored gate entry and perimeter fencing ensuring peace of mind.

## NOW SELLING!

### Phase III Pricing Breakdown (Spring 2026 Delivery):

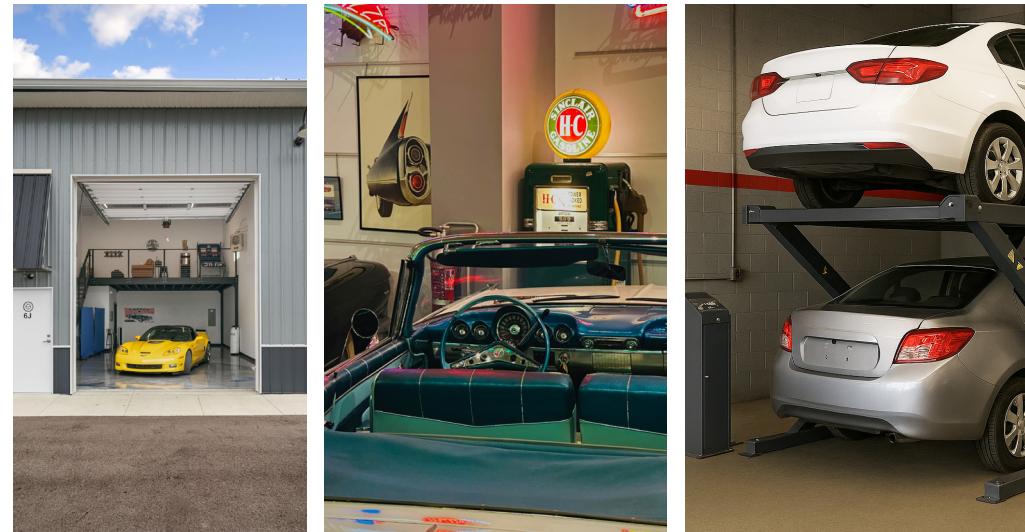
- 18' x 29' — from \$95,500
- 36' x 29' — from \$188,500
- 18' x 59' (drive-through) — from \$188,500

(All pricing is before GST, any optional upgrades will cost extra)



**LANGDON**  
Storage & Garages

CAVUSTOR



For more information,  
please contact:



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## UNIT FEATURES

- » High-efficiency construction
- » Radiant heated floors
- » Ceiling clearances: 18' or 20'
- » Insulation: R28 walls / R40 ceiling
- » Overhead doors: 10x14 or 10x16 with chain hoist
- » Insulated walk-in door (3')
- » Bathroom & gas heater rough-ins
- » Interior LED lighting

## CONSTRUCTION SPECS

- » Laminated post construction
- » 29-gauge metal walls, 26-gauge roof
- » Hydronic radiant floor heating
- » Electrical: 50 amp / 120v
- » LED high bay lighting
- » Floor: 4" high-grade concrete with rebar

## SALE DETAILS

### SALE PRICE

18' x 29' – from \$95,500

36' x 29' – from \$188,500

18' x 59' (drive-through) – from \$188,500

### CONDO FEES

Estimated \$125/month (+/-)

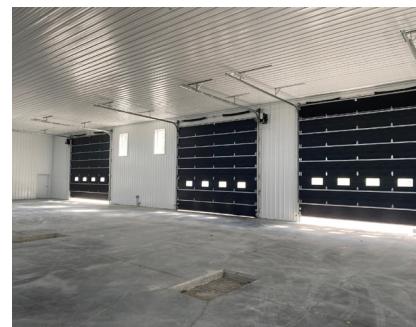
### OPTIONAL UPGRADES

Mezzanine      Cabinets & shelving

Car lift      Gas hanging heater

Finished bathroom      Epoxy flooring

Power overhead door opener



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## PROPERTY LOCATION



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