

**503 Railway Avenue NE  
Langdon, Alberta**
**MLS # A2280776**

# \$95,500


**Division:** NONE

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Langdon Storage and Garages

**Bus. Name:** -

**Size:** 461,304 sq.ft.

**Zoning:** I-LHT

**Heating:** Radiant, Solar

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Frame, Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** 10.59 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Storage solutions for small businesses and private collectors who need secure space. Langdon Storage & Garages is local, heated storage at an affordable price close to commercial and residential growth. Small businesses, professional trades, vehicle collectors and more lack secure, local, heated storage at an entry level price range. Currently, there are no storage options in our geographical area to address these needs. People in need of storage have to find it elsewhere and travel (eg. Calgary), lease (with rates currently increasing) or settle for less convenient or secure options. 168 unit facility conveniently located in Langdon. Secured, heated units reduce risk of theft and damage at an affordable price.