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## 104, 355 CENTRE STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Langdon, Alberta



**Listing ID:**  
31606


**MLS ID:**  
A2246009

**\$1,249,000**



 **GAGAN JAGDEY**  
 (403) 613-1984

 Real Broker  
 855-623-6900

 104, 355 Centre Street NW, Langdon , Alberta T0J 1X2

**Transaction Type**

For Sale

**Days On Market**

2

**Zoning**

DC-64

**Subdivision**

NONE

**Year Built**

2001

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0010821

**Building Area (Sq. Ft.)**

3391.04

**Building Area (Sq. M.)**

315.04

**Lot Size (Sq. Ft.)**

3920

**Lot Size (Acres)**

0.09

**Inclusions**

Appliances as is

**Restrictions**

None Known

**Reports**

Title

RESTAURANT WITH ATTACHED LIVING QUARTERS - talk about CONVENIENCE; LIVE IN THE BACK OR RENT IT OUT - LOCATED IN THE GROWING TOWN OF LANGDON, this restaurant is in PRIME LOCATION; in the main plaza right on Centre Street (YOU CANNOT MISS IT) - Plaza has ample parking but you have 4 ASSIGNED PARKING STALLS - Just under 1900 SQFT of commercial space with most of the space being available for seating and customers; the remaining space comprises of the kitchen and washroom - In THE ATTACHED LIVING QUARTERS (1500+ SQFT LIVING SPACE), you will find a family room, dining, kitchen, 2 bedrooms, FULL bath and laundry! In addition to that, you also have your very own ATTACHED DOUBLE GARAGE. The living quarters also offers a well sized balcony that you can access from both the family room and master! Langdon is growing at quick pace with its new developments such as Bridges of Langdon and Painted Sky (the newest community comprising of APPROXIMATELY 266 ACRES OF LAND AND OVER 1100 SINGLE FAMILY HOMES) - This is your opportunity to build your brand in Langdon \*\*\*THIS UNIT IS SET UP PERFECTLY FOR YOU TO START YOUR OWN CULINARY DYNASTY\*\*\*

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