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## 503 RAILWAY AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Langdon, Alberta



**Listing ID:**  
33696


**MLS ID:**  
A2280776

**\$95,500**



 **SCOTT RUSSELL**  
 (403) 874-2381

 MaxWell Canyon Creek  
 403-278-8899

 503 Railway Avenue NE, Langdon , Alberta T0J 1X2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 127	<b>Zoning</b> I-LHT
<b>Subdivision</b> NONE	<b>Year Built</b> 2026	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> 0511741
<b>Building Area (Sq. Ft.)</b> 461304.14	<b>Building Area (Sq. M.)</b> 42856.20	<b>Lot Size (Sq. Ft.)</b> 461300
<b>Lot Size (Acres)</b> 10.59	<b>Construction Type</b> Metal Frame,Metal Siding	<b>Roof</b> Metal
<b>Heating</b> Radiant,Solar	<b>Inclusions</b> N/A	<b>Restrictions</b> See Remarks
<b>Reports</b> Call Lister,Site Plans		

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.

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