

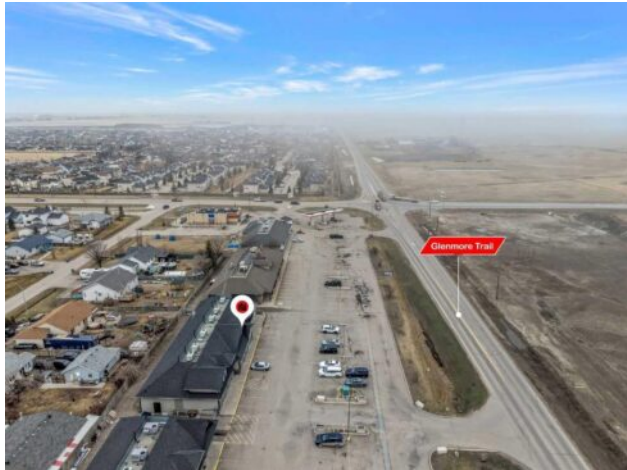


GRASSROOTS
REALTY GROUP

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**3, 720 Centre Street NE
Langdon, Alberta**

MLS # A2302973



\$519,900

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,149 sq.ft.
Zoning:	DC2

Heating:	Make-up Air	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.03 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

PRIME RETAIL SPACE IN THE HEART OF LANGDON!! RARE OPPORTUNITY!! PERFECT FOR CAFE, BARBER, SALON, OR SERVICE-BASED BUSINESS!! HIGH-GROWTH LOCATION!! EASY ACCESS TO GLENMORE TRAIL!! Welcome to this exceptional retail opportunity located in the rapidly expanding community of Langdon. Offering approximately 1,149 SQ FT of versatile commercial space, this unit is perfectly suited for a variety of retail or professional uses. Strategically positioned with easy access to Glenmore Trail, this property benefits from strong connectivity to Calgary and surrounding areas, making it perfect for businesses looking to capture both local and commuter traffic. Langdon is a fast-growing community with ongoing residential development, bringing continuous demand for retail, services, and local businesses. Opportunities like this are rare to find in town, especially in such a prime and accessible location. The unit offers a functional layout within a well-maintained development, making it a great option for both owner-users and investors looking to secure space in a high-potential market. Don't miss your chance to be part of Langdon's growth & secure your spot in one of the town's most promising commercial locations.