

# \$1,299,900 - 104, 355 Centre Street Nw, Langdon

MLS® #A2189778

**\$1,299,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.09 Acres

NONE, Langdon, Alberta

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\*\*\*

Built in 2001

## Essential Information



|            |             |
|------------|-------------|
| MLS® #     | A2189778    |
| Price      | \$1,299,900 |
| Bathrooms  | 0.00        |
| Acres      | 0.09        |
| Year Built | 2001        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 104, 355 Centre Street Nw |
| Subdivision | NONE                      |
| City        | Langdon                   |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T0J 1X2                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 95                 |
| Zoning         | DC-64              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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