

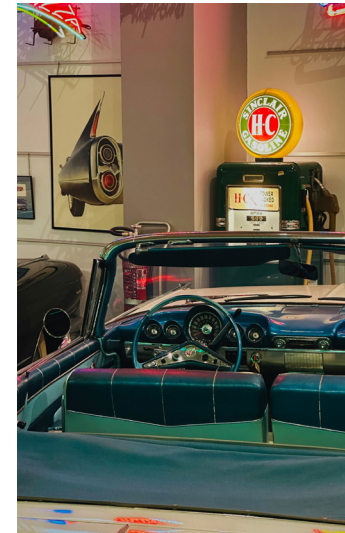
## FOR SALE

Customizable “Man Cave” Private Storage Garage Units Within a Heated and Secured Facility  
503 Railway Ave NE, Langdon, AB T0J 1X2 | Langdon Storage & Garages



**OPPORTUNITY OVERVIEW**

Langdon Storage & Garages, a project by Cavustor, offers local, secure, heated storage solutions designed for small businesses, hobbyists, and collectors. This privately owned, condominium-style facility features 168 units in Langdon, just 18 minutes from Calgary with convenient access off Glenmore Trail. Owners purchase their units as real estate assets and operate through a condo association, with a modest monthly fee covering common maintenance. Perfect for storing business products, equipment, and recreational vehicles, the development offers four unit size options ranging from approximately 522 to 2,088 SF. Each space can be customized with upgrades such as a mezzanine, power overhead door opener, finished bathroom, car lift, and more. Security is a top priority, with monitored gate entry and perimeter fencing ensuring peace of mind. We are pre-selling these units now, offering early buyers a chance to secure their preferred unit size and location within the development.



**NOW SELLING!**

**Phase III Pricing Breakdown (Spring 2026 Delivery):**

- 18' x 29' — from \$95,500
- 36' x 29' — from \$188,500
- 18' x 59' (drive-through) — from \$188,500

*(All pricing is before GST, any optional upgrades will cost extra)*

For more information,  
please contact:



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**UNIT FEATURES**

- » High-efficiency construction
- » Radiant heated floors
- » Ceiling clearances: 18’ or 20’
- » Insulation: R28 walls / R40 ceiling
- » Overhead doors: 10x14 or 10x16 with chain hoist
- » Insulated walk-in door (3’)
- » Bathroom & gas heater rough-ins
- » Interior LED lighting

**CONSTRUCTION SPECS**

- » Laminated post construction
- » 29-gauge metal walls, 26-gauge roof
- » Hydronic radiant floor heating
- » Electrical: 50 amp / 120v
- » LED high bay lighting
- » Floor: 5” high-grade concrete with rebar

**SALE DETAILS**

**SALE PRICE**

18’ x 29’ – from \$95,500

36’ x 29’ – from \$188,500

18’ x 59’ (drive-through) – from \$188,500

**CONDO FEES**

Estimated \$125/month (+/-)

**OPTIONAL UPGRADES**

Mezzanine

Cabinets & shelving

Car lift

Gas hanging heater

Finished bathroom

Epoxy flooring

Power overhead door opener



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**PROPERTY LOCATION**



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