

FOR LEASE · RETAIL SPACE AVAILABLE NOW

MLS A2339374

1,528 SF of retail space in Langdon, Alberta

708 Centre Street NE, Unit B · Langdon, AB T0J 1X2 · Rocky View County



AREA	BASE RENT	OPERATING COSTS	POSSESSION
1,528 SF	\$22.00 PSF	\$8.15 PSF	Negotiable

Open to a wide range of uses

Approximately 1,528 SF +/- is available in a high-visibility commercial plaza at 708 Centre Street N. The open floor plate suits a food-service concept — restaurant, quick service, café or pizzeria — and works equally well for medical, dental or wellness practice, a clinic or pharmacy, professional and personal services, or complementary retail serving the surrounding community.

The space offers excellent highway exposure at the intersection of Glenmore Trail / Township Road 384 and Centre Street for strong visibility and easy access from both local Langdon traffic and passing highway traffic. It sits between two established anchors — a leased convenience store and a leased liquor store — giving a new operator built-in daily traffic from the first day of business.

Lease summary

Available area	1,528 SF +/-
Gross rent	\$30.15 PSF
Lease type	Net, annually
Term	Negotiable
Space condition	Vacant, open plate
Parking	Surface, at frontage
Co-tenants	Liquor & convenience

RESTAURANT

QUICK SERVICE

CAFÉ

MEDICAL & DENTAL

PHARMACY

PROFESSIONAL SERVICES

PERSONAL CARE

RETAIL

1,528 SF between two established anchors

■ LEASED □ AVAILABLE — UNIT B



Site layout shown is for illustrative purposes only and may not reflect exact dimensions, boundaries, or current conditions. Buyer/tenant to verify all information independently.

UNIT B — AVAILABLE

1,528 SF +/- of open retail area with washrooms, electrical and Telus rooms at the rear, ready for a tenant fit-out.

CO-TENANCY

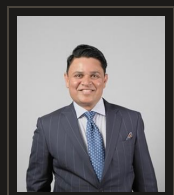
Flanked by a leased convenience store and a leased liquor store, both drawing steady daily traffic to the plaza.

ACCESS & EXPOSURE

Corner of Glenmore Trail / Township Road 384 and Centre Street, with surface parking across the frontage.

Site layout shown is for illustrative purposes only and may not reflect exact dimensions, boundaries, or current conditions. Buyer/tenant to verify all information independently. Information herein deemed reliable but not guaranteed.

LISTING REPRESENTATIVES



Pipan Kumar

PIPAN KUMAR AND ASSOCIATES

403-250-2882

pipan.kumar@century21.ca



Mohit Dhillon

CO-LISTING AGENT

587-719-5523

mohit.dhillon@century21.ca

CENTURY 21
Bravo Realty