



# NOW SELLING

local, secure space solutions for  
small businesses & collectors

SPRING 2025 DELIVERY  
Phase II Pricing (+GST):

**\$88,750** 18x29

**\$175,000** 36x29  
18x59 dbl entry

## CONTACT:

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## HIGHLIGHTS

- high efficiency construction
- finished interiors
- ceiling clearances of 18' and 20'
- R28 and R40 insulation
- radiant heated floors
- 10x14 / 10x16 overhead doors with chain hoist
- 3' walk-in door
- monitored gated entry / security fence
- owner governance
- gravel and landscaped yard
- gas heater rough-in
- interior LED lighting

## OPTIONS AVAILABLE

- customizable units
- mezzanine options
- power overhead door opener
- finished bathroom
- car lift
- cabinets and shelving
- gas hanging heater
- epoxy floor



[www.langdonstorage.com](http://www.langdonstorage.com)

CAVUSTOR

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

PH I SOLD OUT

# About Us

Located 15 minutes between Calgary and Strathmore, Langdon Storage and Garages is a storage facility offering affordable garage-style units for sale and lease. Close to both major population areas and growing municipalities with major planned housing and commercial growth, Langdon Storage and Garages is perfect for small businesses, professional trades, vehicle collectors and more. While other storage facilities are geared to a high-end, luxury clientele market at a considerably higher price point, Langdon Storage and Garages targets a more economically minded business and investor market.

## Who our Customers Are

- Small business owners, remote and home-based businesses, professional trades (industrial and domestic), vehicle collectors, recreation and outdoor enthusiasts, boat owners, entry level real estate investors, downsizing empty-nesters, snowbirds.
- 30km radius from Langdon, AB including the east industrial/commercial areas of Calgary to Strathmore.
- Need assets secured and accessible close to business or home



# Unbeatable Storage Solutions.

For small businesses and private collectors who need secure space solutions, Langdon Storage & Garages is local, heated storage at an affordable price close to commercial and residential growth.

“

## Our Vision

To be the first choice in local and secure storage ownership solutions.

## Mission

Our mission is to provide high-quality storage ownership products to customers, focusing on location and affordability.

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# We Have a **Problem** In The Storage Sector

Small businesses, professional trades, vehicle collectors and more lack secure, local, heated storage at an entry level price range. Currently, there are not storage products in our geographical area to service this target market. Customers have to travel or choose less secure options, and neither is optimal.

# We Have Storage **Solutions**



168 unit facility conveniently located in Langdon



Secured, heated units reduce risk of theft and damage

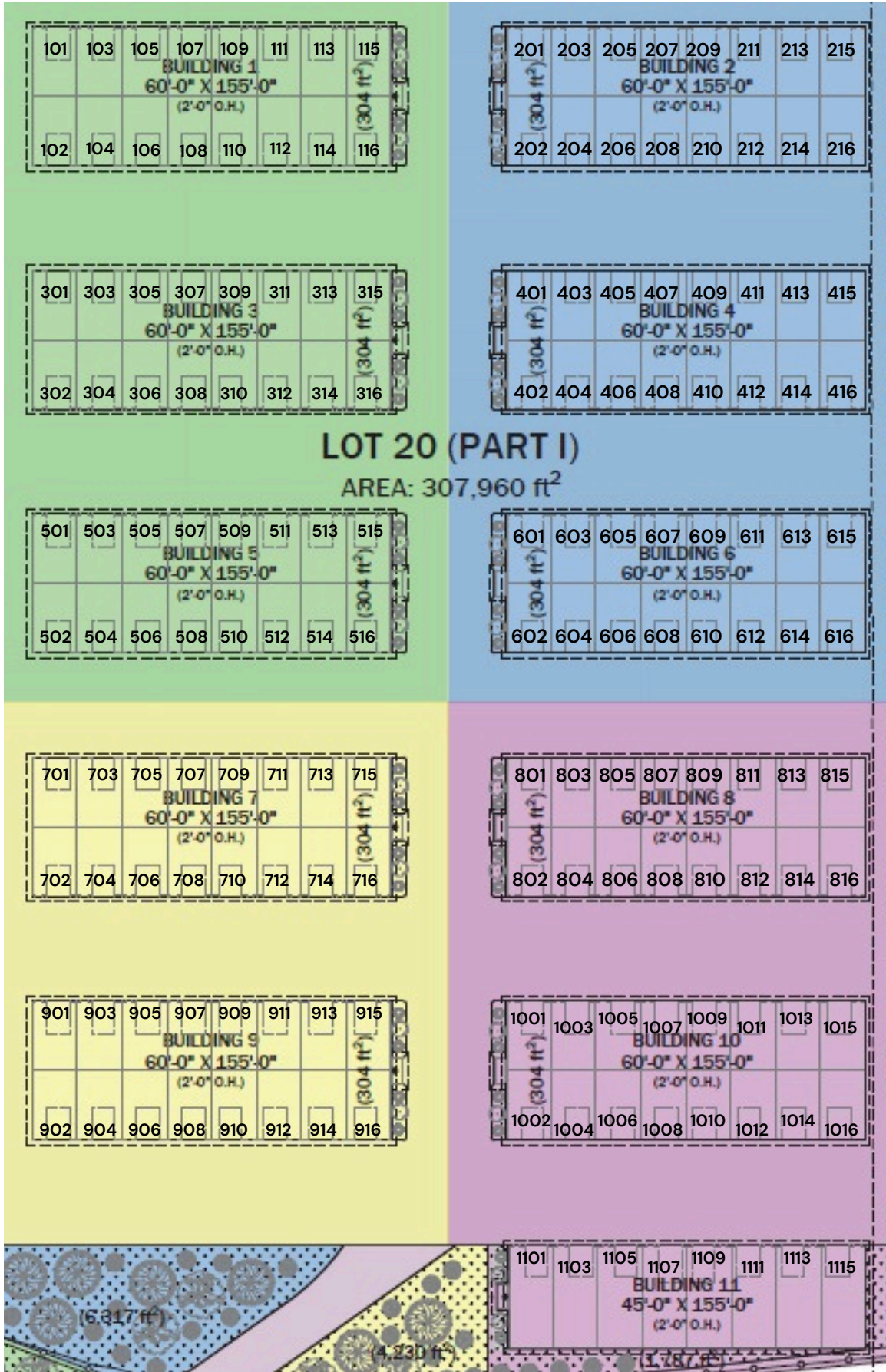


Affordable pricing attractive to customers



Purchased units are real estate assets





SUBJECT TO CHANGE WITHOUT NOTICE

# BUILDING SPECS

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- **Post Construction**

- We partner with a local post glue laminated manufacturer known for producing exceptionally high-quality posts.
- Posts are constructed using a 4-ply 2x8 laminated design, securely glued and nailed together.
- We reinforce the seams with hurricane ties, ensuring structural integrity.

- **Wall Construction**

- **Exterior walls:** Laminated posts 5' 4 2x8 with strapping 2' on walls, 29-gauge exterior and interior metal finish PWF column on post disk below frost line with 2' radius crush protections
- **Partition walls:** 2x6 framed walls (insulated) / 2x4 strapping 2' O/C tinned both sides

- **Truss System**

- Cavustor is an industry leader in enhancing the strength of our buildings through innovative truss design. Trusses feature a 2x4 bottom cord strapping for added stability.
- W-bracing over entire perimeter of truss system.
- Chevron bracing employed every 40'

- **Metal**

- 29-gauge metal walls
- 26-gauge metal - roof, fascia, soffit, and trims

- **Wainscoting**

- Designed beyond aesthetics with function in mind. 4' sheets can be replaced rather than entire 16' or 20' sections, reducing maintenance costs.

- **Overhead Doors**

- Canadian-sourced, superior quality over commonly used Chinese brand.
- Longevity and performance make our doors the cost-effective long run choice.

- **Heating and Mechanical**

- Basic heat to building is stabilized throughout
- Hydronic (water-based) radiant floor systems use the least electricity and can be combined with solar panels and ground-source heat pumps for maximum energy efficiency. System is designed to keep mean temperature around 6 to 8 degrees Celsius.
- Optional additional forced air heating is available.
- Each unit will have 1 GCFI plug.

- **Lighting**

- High illumination LED panel
- Exterior - flood/motion sensor

- **Floor**

- 4' high-grade 32MPA with 10mm rebar 24" on centre / 4-6" gravel packed to 98%, EPS or 2" ridged insulation

- **Interior Craftsmanship**

- At Cavustor, we pay meticulous attention to interior details.
- Ceiling sheets and wall sheet ribs are designed to match up perfectly, ensuring a clean and polished look.
- We insulate our walls to R-28 and use R-40 blow-in insulation to maximize energy efficiency.

- **Skilled Team**

- Our team comprises highly skilled professionals with years of construction experience.
- This expertise ensures that the high-quality materials we use are expertly assembled to create a durable and reliable structure.

## UNIT SPECS

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**SIZE:** Units are 29' deep and are available in 18' and 36' widths. Double entry units are 18' wide by 59' deep.

**ZONING:** I-LHT

**HEIGHT:** 18' or 20' clear ceiling heights

**LOADING:** One 10'x14 or 10'x16' overhead door per unit with chain hoist

**MARSHALLING AREA:** 45' clearance between buildings

## FINANCIALS

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**CONDO FEES:** Estimated at \$125/month (+/-) 2024

## DEVELOPMENT AMENITIES

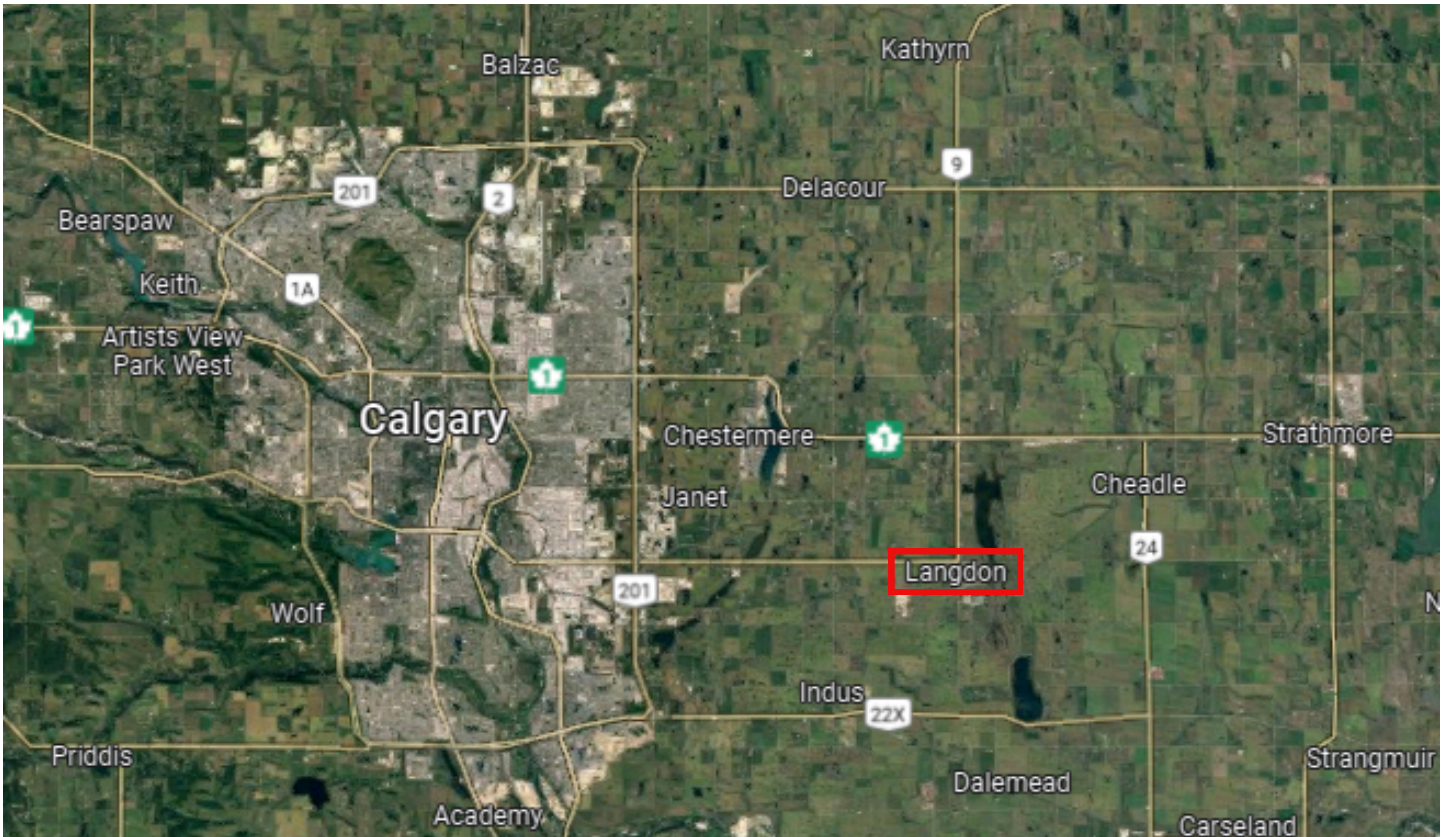
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- Fully landscaped
- Gravel, fenced and gated (automatic)
- Motion-activated security cameras
- FOB gate access

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## REGIONAL MAP



## LOCAL MAP







\* Concept Only: build-out and contents not included in sale price

