



# NOW SELLING

local, secure space solutions for small businesses & collectors

SUMMER 2026 DELIVERY (August)  
Phase III Pricing (+GST):

**\$99,700**      18x29

**\$196,900**      36x29  
18x59 dbl entry

**INQUIRIES &  
TO RESERVE YOUR UNIT:**

**403.614.2720**

## 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
- bathroom and gas heater rough-ins
- 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



CAVUSTOR

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

All information provided is deemed reliable but is not guaranteed and should be independently verified. Prices, specifications, and availability are subject to change without notice.

# 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.

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## 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 options in our geographical area to address these needs. People in need of storage have to find it elsewhere and travel (ex. Calgary), lease (with rates currently increasing) or settle for less convenient or secure options.

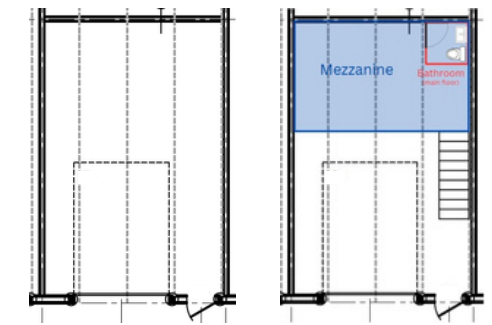
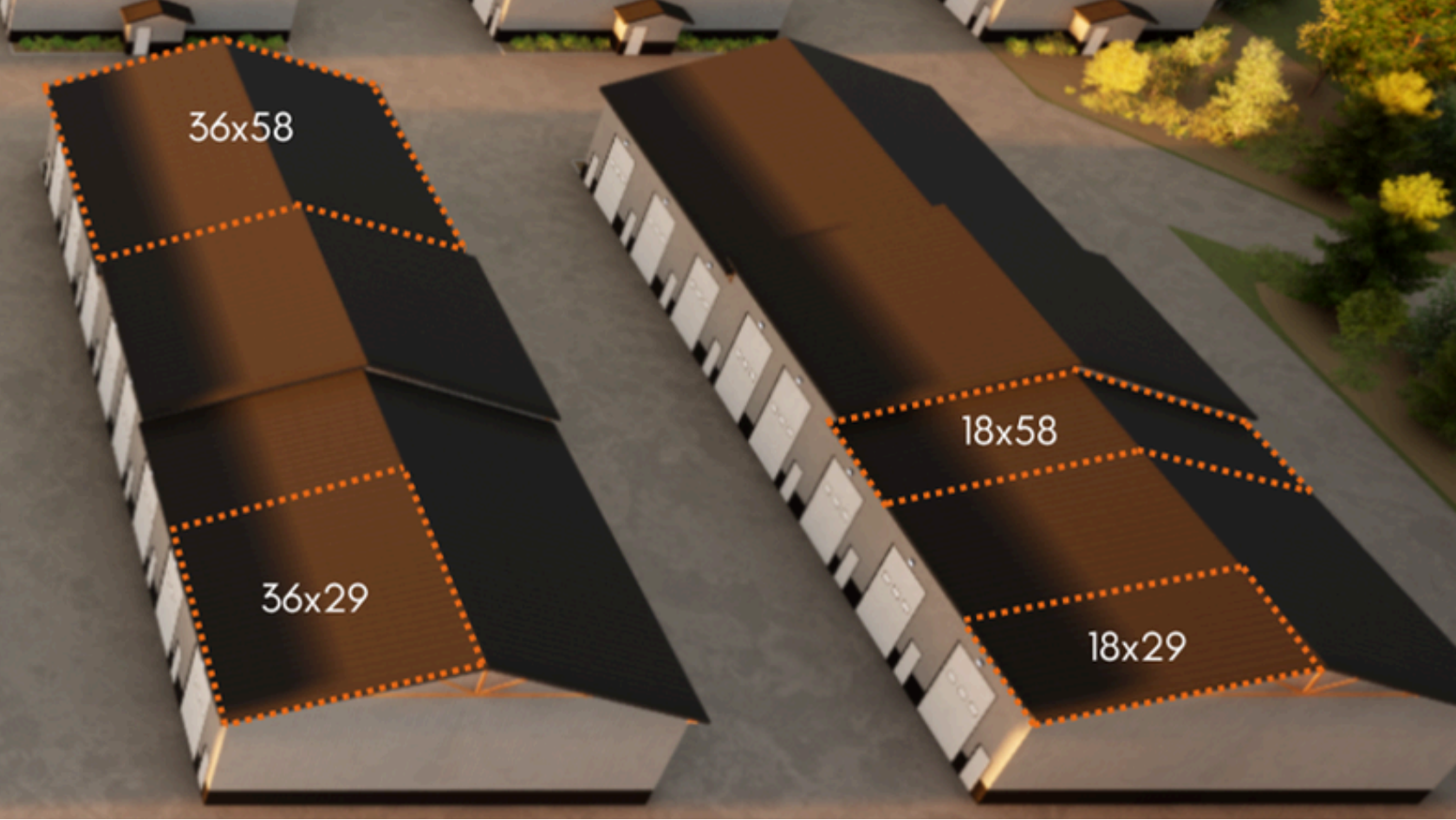
# We Have Storage **Solutions**

➤ 168 unit facility conveniently located in Langdon

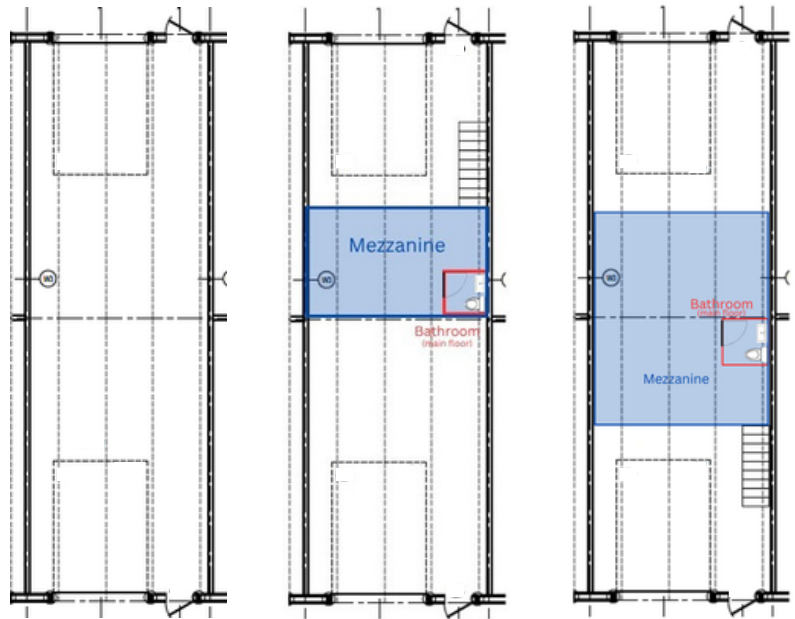
➤ Secured, heated units reduce risk of theft and damage

➤ Affordable pricing attractive to customers

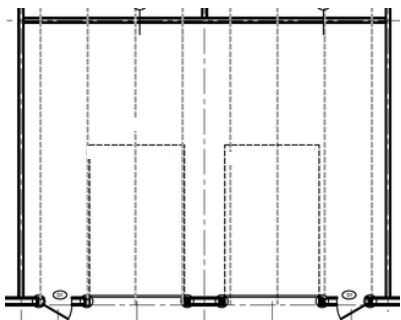
➤ Purchased units are real estate assets



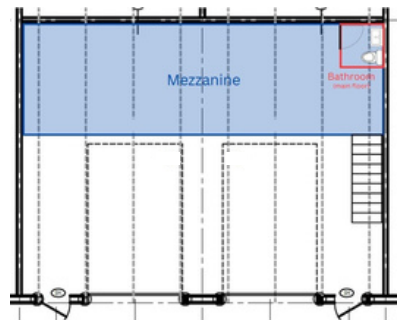
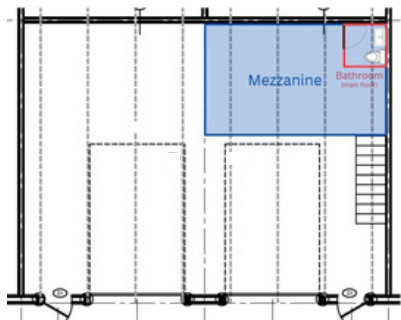
single unit 18' x 29' - from \$99,700



drive through 18' x 58' - from \$196,900



36' x 29' - from \$196,900



All measurements are approximate. Pricing does not include optional upgrades. Floor plans and layouts are for illustrative purposes only and may not reflect the final construction.



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● SOLD  
● AVAILABLE

101	103	105	107	109	111	113	115
102	104	106	108	110	112	114	116

PHASE 3

201	203	205	207	209	211	213	215
202	204	206	208	210	212	214	216

PHASE 1

301	303	305	307	309	311	313	315
302	304	306	308	310	312	314	316

PHASE 4

401	403	405	407	409	411	413	415
402	404	406	408	410	412	414	416

PHASE 2

501	503	505	507	509	511	513	515
502	504	506	508	510	512	514	516

601	603	605	607	609	611	613	615
602	604	606	608	610	612	614	616

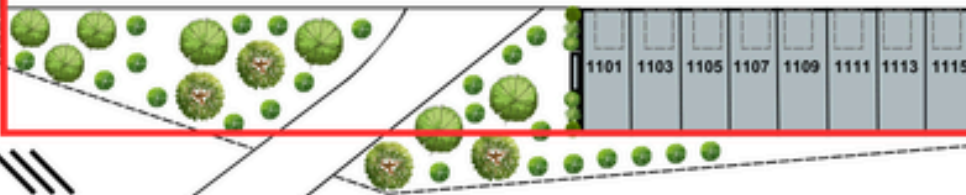
future phases

701	703	705	707	709	711	713	715
702	704	706	708	710	712	714	716

801	803	805	807	809	811	813	815
802	804	806	808	810	812	814	816

901	903	905	907	909	911	913	915
902	904	906	908	910	912	914	916

1001	1003	1005	1007	1009	1011	1013	1015
1002	1004	1006	1008	1010	1012	1014	1016



SUBJECT TO CHANGE WITHOUT NOTICE

Renderings and descriptions of future phases are conceptual and subject to change. Final design, pricing, and availability will be confirmed upon release.

# We have storage solutions

local, secure space solutions for small businesses & collectors



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Concept Only: images may include virtual staging or enhancements and are intended to show potential uses and layouts. Build-out and contents shown are not included in sale price.

# 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 / Mechanical / Electrical**

- 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.
- Electrical capacity is 50 amp 120v
- Each unit has its own breaker box
- Each unit includes 1 GCFI wall outlet

- **Lighting**

- LED High Bay Light, qty: 1 per unit
- 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

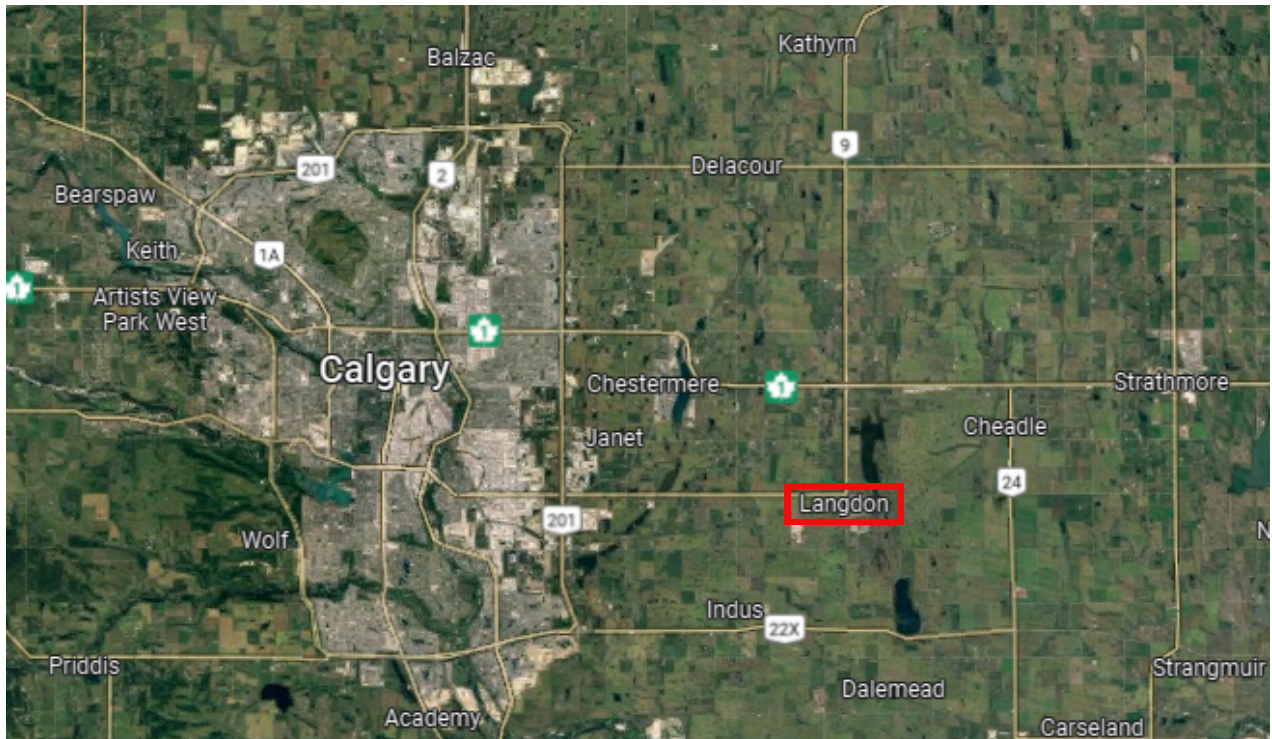
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- Fully landscaped
- Gravel, fenced and gated (automatic)
- Motion-activated security cameras
- FOB gate access

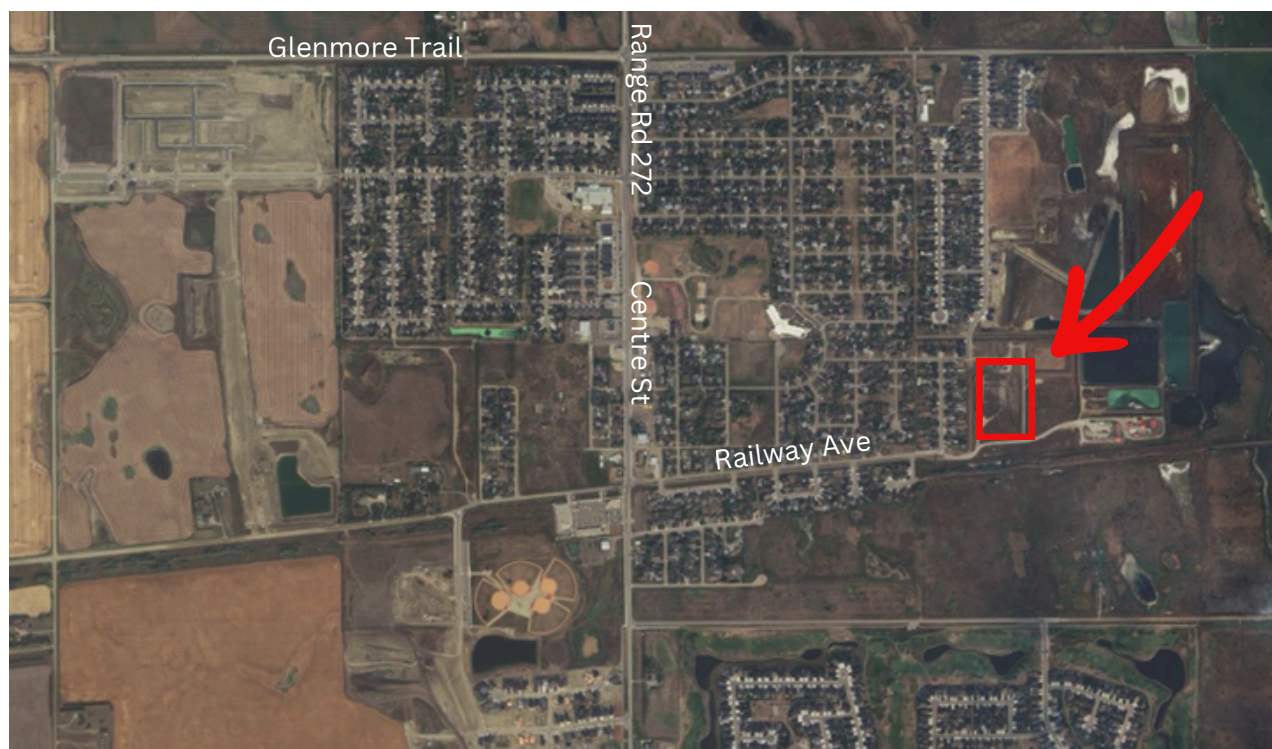
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# REGIONAL MAP



# LOCAL MAP



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.