

open
PROPERTY
GROUP

PAINTED SKY LANGDON

📍 250 Vale View Road
Langdon, Alberta

*McDonald's Now Open
Limited Vacancy Left onsite!*



THE DETAILS

Area	Variable
Rate	Market
Additional Rent	\$13.00 (2026)
Term	10 Years
Availability	Immediate

SNAPSHOT

- 30-minute commute to downtown Calgary.
- Strategically situated to serve the industrial employment base in SE Calgary.
- Benefits from proximity to Calgary Logistics Park in Conrich (Alberta's only inland port).
- Attractive tax advantage of Rocky View County make Langdon an efficient and strategic place to invest and develop facilities.
- A regional centre for schools, residential development, and agri-business.



SITE PLAN



LOCAL MARKET

9,817
Population



38
Avg. Age



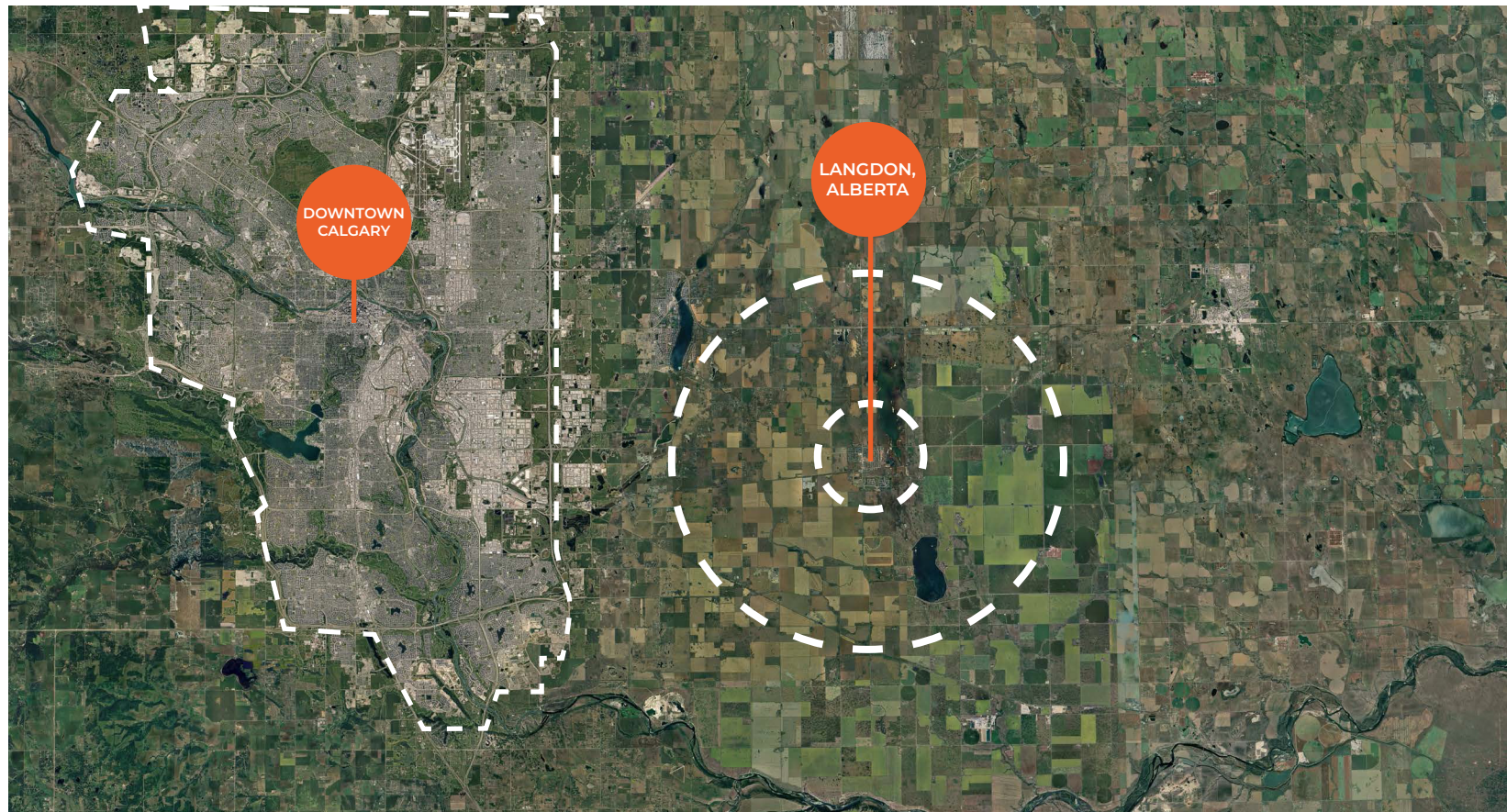
\$163,000
Avg. Household \$



-  Leased
-  Available
-  Under Offer

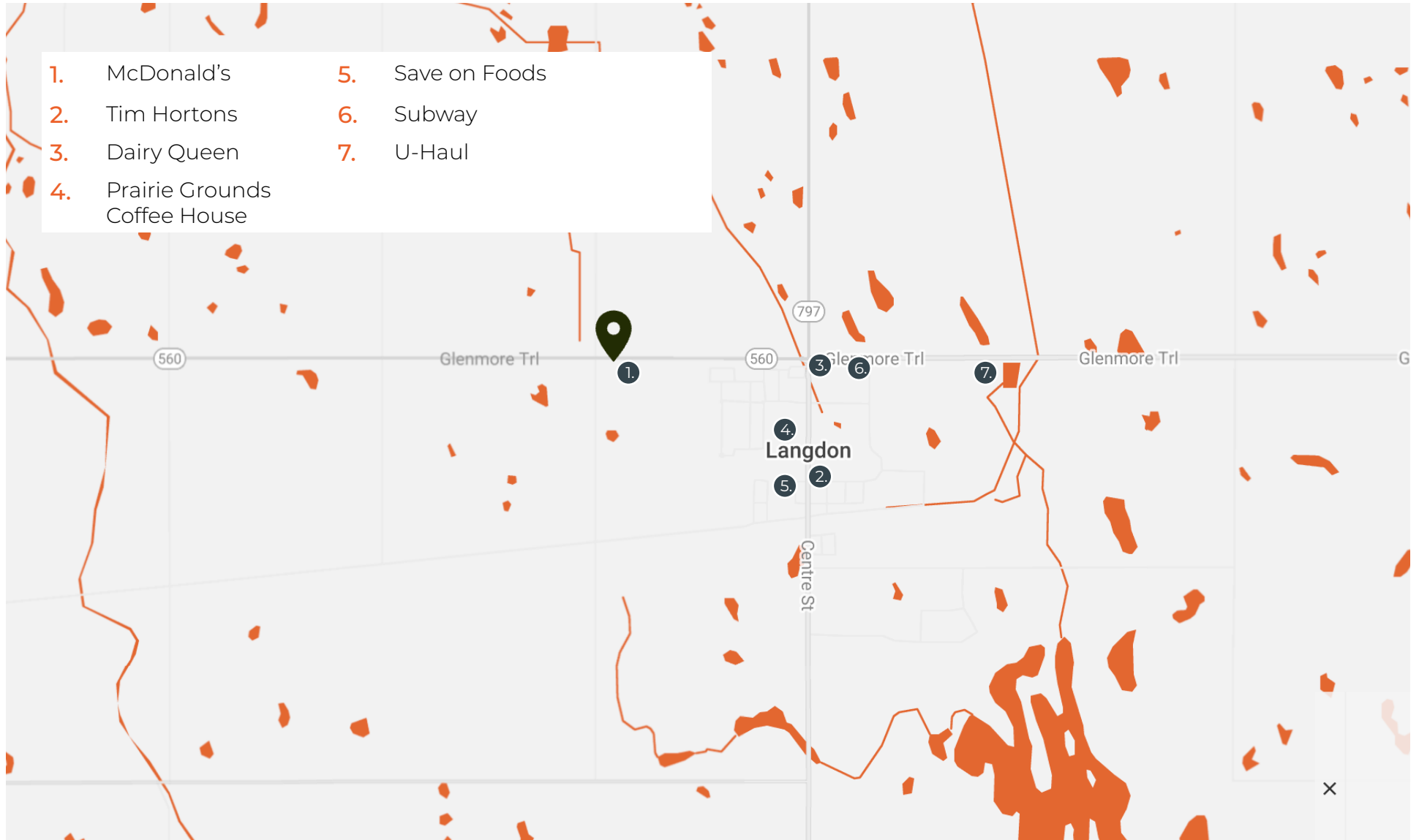
TOWN INFORMATION

- Langdon is a rapidly growing bedroom community of Calgary, just 20 minutes east on Glenmore Trail.
- Painted Sky Plaza is the gateway to Langdon, capturing vehicular traffic on the desirable going-home side. Site has direct access to Glenmore Trail, the main arterial connection from Calgary to Langdon, with over 6,000 VPD.
- Qualico Communities is developing a 3,500 unit residential subdivision, adjacent to Painted Sky Plaza (3,512 anticipated population). 140 rental units being built on our commercial development.
- Well-positioned retail centre including grocery and drug store amidst growing residential base.
- Langdon population is 6,000 and growing, with robust average household income of \$163,000 per year.
- Painted Sky is one of the newest and main communities coming into Langdon from Glenmore Trail. This community will be home to 3,500 new residents.



PERKS

- | | |
|------------------------------------|------------------|
| 1. McDonald's | 5. Save on Foods |
| 2. Tim Hortons | 6. Subway |
| 3. Dairy Queen | 7. U-Haul |
| 4. Prairie Grounds
Coffee House | |



OPEN THE DOOR TO POSSIBILITY.

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