

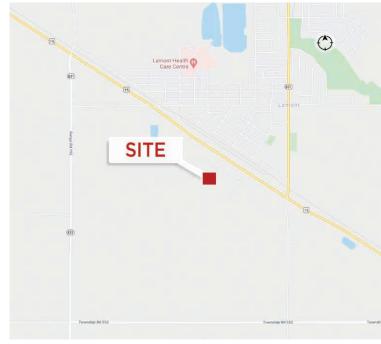
FOR SALE Lamont Land 4420 50 Street, Lamont, AB



±9.96 Acres Industrial Land

Property Highlights

- Lamont is located along the High Load Corridor with proximity to the planned industrial development in Alberta's Industrial Heartland
- There is a strong opportunity for expansion within Lamont's residential, commercial, and industrial sectors as the neighbouring Industrial Heartland continues to grow
- Lamont is a short 40 minute drive North East of Edmonton on Highway 15



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Property Details

Municipal Address: 4420 50 Street, Lamont, AB Building: 1,905 SF detached single family home on site

Legal Description: Plan 9623213, Lot K 1,600 SF triple attached garage

Zoning: M1 - Business Industrial Currently rented to a long-term tenant

Yard: Residence could be utilized as an office, which is permitted within the existing bylaws (TBC by

Asking Price: \$700,000.00 purchaser)

9.96 Acres

Aerial

Land Size:



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