



±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
Land Size:	9.96 Acres		Residence could be utilized as an office, which is permitted within the existing bylaws (TBC by purchaser)
Yard:	Fully compacted, graveled and fenced		
Asking Price:	\$700,000.00		

Aerial



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