

## \$330,000 - 4820 51 Street, Lamont

MLS® #E4409984

**\$330,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Lamont, Lamont, AB

Location Location Location... for this approx 4500 sq ft renovated commercial multi-use building right in the middle on main street in the Town of Lamont. Newer metal roof and insulation throughout. 3phase 200 amp power and natural gas for heat. Solid well kept building that was last used as a retail sales space and a large mechanical service and retail parts area. Fully serviced. The four lots involved allows for an abundance of parking and if required expansion. Lamont is approximately 15 minutes east on Highway 15 from the Scotford/Fort Saskatchewan/Redwater Heartland Industrial Corridor and is on a major highway route to the Conklin/Fort McMurray oil activity. Elk Island National Park is 3 paved miles to the south. Lamont has many amenities such as an active modern hospital, recreational facilities for indoor and outdoor activities , schools from K-12 and an active vibrant business sector. Great investment property. Opportunity Is Knocking...

Built in 1937

### Essential Information

MLS® #	E4409984
Price	\$330,000
Bathrooms	0.00



Acres	0.00
Year Built	1937
Type	Retail
Status	Active

### **Community Information**

Address	4820 51 Street
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	October 9th, 2024
Days on Market	178
Zoning	Zone 62

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Listing information last updated on April 5th, 2025 at 2:02pm MDT