



4820 51 Street Lamont AB

\$330,000

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....

Listing Presented By:



Originally Listed by:
Realty Advisors Alberta

ccholak@shaw.ca
<http://www.realtyadvisorsalberta.com>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net