

## \$450,000 - 5116 47 Avenue, Lamont

MLS® #E4400028

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Lamont, Lamont, AB

Discover an extremely affordable shop in the heart of Lamont! This large space features a grade level 12-foot overhead door, making it ideal for various business needs. Inside, you'll find a spacious retail area, well-appointed offices, and convenient mezzanine storage. The shop also includes both public and employee bathrooms and a lunchroom, ensuring a comfortable and functional workspace. Additionally, a fenced lot next door is also for sale, offering ample opportunity for expansion or additional storage. Don't miss out on this exceptional opportunity to establish or grow your business in a prime location!

Built in 1977

### Essential Information

MLS® #	E4400028
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Industrial
Status	Active

### Community Information

Address	5116 47 Avenue
Area	Lamont



Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### **Exterior**

Exterior	Metal
Construction	Metal

### **Additional Information**

Date Listed	August 1st, 2024
Days on Market	319
Zoning	Zone 62

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Listing information last updated on June 16th, 2025 at 12:47pm MDT