# \$850,000 - N/A, Lamont

MLS® #E4433457

### \$850,000

0 Bedroom, 0.00 Bathroom, Business with Property on 0.00 Acres

Lamont, Lamont, AB

Excellent opportunity to own a high-traffic Esso gas station with land, located along a busy main road in the thriving community of Lamont. This well-established business includes a fuel station, a fully stocked and profitable convenience store, and a wand wash, the only car wash in town, providing multiple revenue streams in one package. The entire property, including all facilities, has been recently renovated in 2024, ensuring a modern, clean, and attractive environment for customers. Serving not only Lamont but also surrounding communities, the site is positioned for maximum visibility and easy access, attracting both local customers and through-traffic for steady business year-round. With strong branding and consistent performance, this is a turnkey opportunity for investors or owner-operators looking to secure a reliable income-generating asset in a growing area.

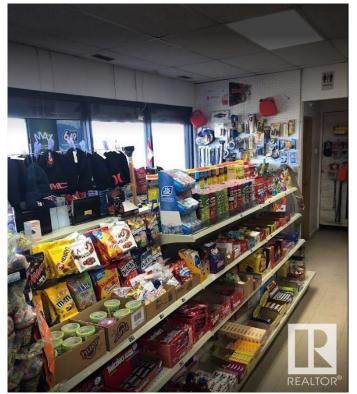


#### **Essential Information**

MLS® # E4433457 Price \$850,000

Bathrooms 0.00
Acres 0.00
Year Built 1987







Type Business with Property

Status Active

## **Community Information**

Address N/A

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 April 29th, 2025

Days on Market 2

Zoning Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 7:32pm MDT