# \$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.

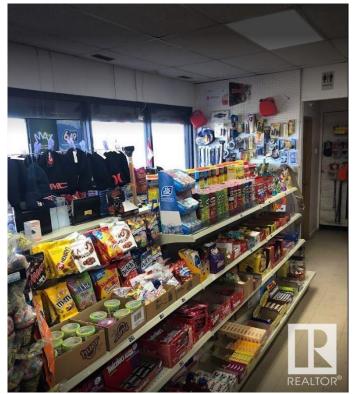


#### **Essential Information**

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 13

Zoning Zone 62

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Listing information last updated on May 11th, 2025 at 10:47pm MDT