

# \$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.

Built in 1987

## 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 | 12               |
| Zoning         | Zone 62          |

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Listing information last updated on May 11th, 2025 at 4:17am MDT