

FOR SALE

\$447,600



11 ACRES OF DEVELOPMENT LAND

54th Street & 58th Avenue, Lamont, Alberta

Property Highlights

This 11.19-acre development opportunity is located within the town of Lamont, just a short 40-minute drive east of Edmonton along Highway 15.

The property is currently zoned as R1 - Single Family Detached, but the municipality has shown interest in collaborating with developers to change the zoning, potentially allowing for retail, commercial, or increased residential density.

Lamont, home to over 1,800 residents, is strategically positioned along the western High Load Corridor leading to the northeast oil sands and Fort McMurray. The local economy is primarily agricultural, and the town sits at the crossroads of the Alberta Industrial Heartland and Elk Island National Park.

By choosing Lamont for development, one can take advantage of competitively priced utilities, rail and highway access, a skilled labor force, and an adaptive approach to planning and development. Additionally, the Municipal Property Tax Rebate Program offers prospective developers the opportunity to apply for a property tax rebate of up to three years, providing an added incentive for investment in Lamont.

± 11.19 Acres
SITE ACRES

\$40,000/Acre
RATE

\$447,600
SALE PRICE



View On Maps

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Judith Rimmer
Vice President

☎ (780) 405 9333
✉ jrimmer@commercialyeg.ca

RE/MAX
COMMERCIAL
CAPITAL

Brandon Hughes
Associate Broker

☎ (780) 966 0699
✉ brandon@crealberta.ca

Scott Hughes
Broker/Owner

☎ (780) 915 7895
✉ scott@crealberta.ca

PROPERTY INFORMATION

Lamont Business Profile Lamont is located on the eastern border of Alberta’s Industrial Heartland.

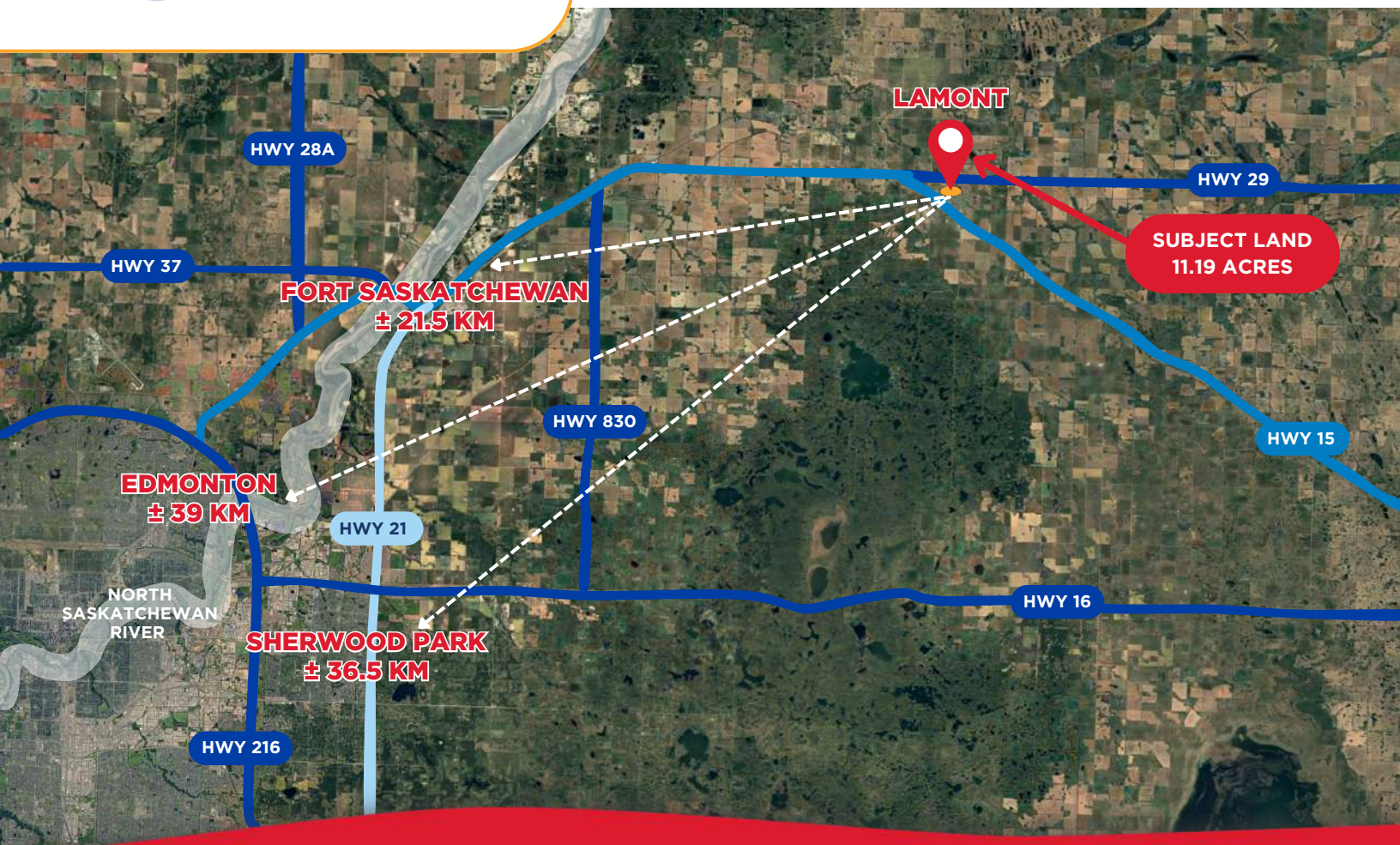
The Town of Lamont is a vibrant community of over 1,800 residents, located on the western High Load Corridor to the northeast. The local economy is mainly agricultural based, with a growing impact from local industry.

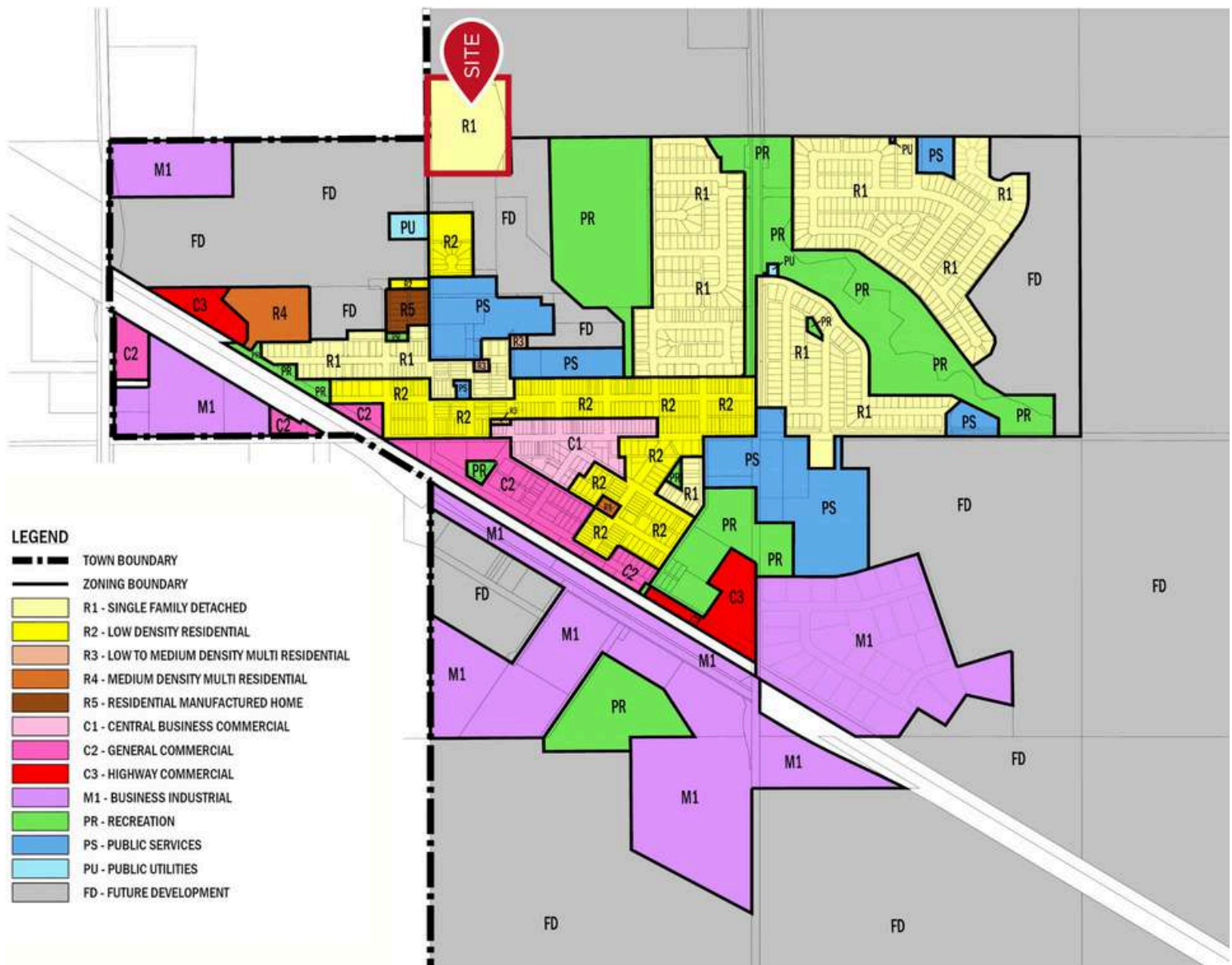
The Town is home to the County of Lamont administration and maintenance offices, and is home to one of two K – 12 schools in the county, as well as the regional health care clinic and hospital.

Easy access to Elk Island National Park, along with an extensive local park system, hockey and curling arenas, provide for abundant recreational opportunities.

Address:	54th Street & 58th Avenue, Lamont, Alberta
Dimensions:	± 258m long x 179m wide
Property Taxes:	\$1,800 (2024 actual)
Lot size:	± 11.19 Acres
Zoning:	Zoned R1 - Single Family Detached
Price Per Acre:	\$40,000/Acre
Sale Price:	\$447,600







CONTACT:

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Judith Rimmer
Vice President

(780) 405 9333

jrimmer@commercialyeg.ca

RE/MAX
COMMERCIAL
CAPITAL

Brandon Hughes
Associate Broker

(780) 966 0699

brandon@crealberta.ca

Scott Hughes
Broker/Owner

(780) 915 7895

scott@crealberta.ca

201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | commercialyeg.ca

This brochure is for general informational purposes only. No warranty is made regarding the accuracy of the information, which is subject to errors, omissions, price changes, and withdrawal without notice. The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified, and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. RE/MAX Excellence Commercial Division office is independently owned and operated, and shall not be held liable for any loss and damages arising from information provided in this brochure. Property outlines are approximate; For greater certainty, a professional surveyor may be used.