

FOR SALE

143 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



552028 Range Road 194, Lamont, AB

LAMONT DEVELOPMENT LAND

Property Highlights

- Prime Location in The Town of Lamont with 2.8 KM of frontage on Highway 15
- Close proximity to Fort Saskatchewan and Edmonton
- Potential for joint venture partnership
- Proposed Industrial/Commercial land
- Proposed Industrial Park mixed with commercial lots



780.488.0888



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#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

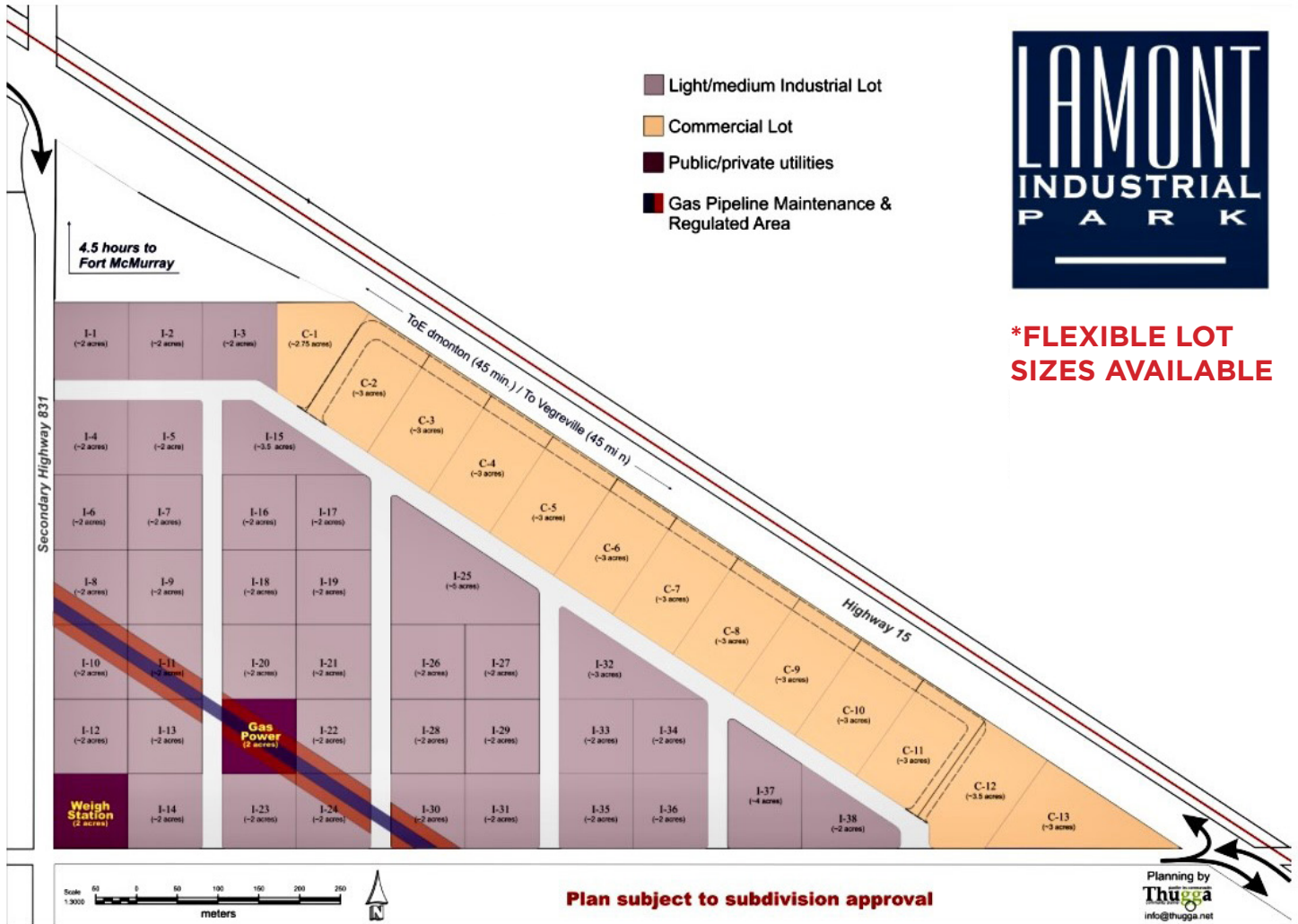


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Lamont Development Land

Proposed Industrial Park Land Map



Vendor has already engaged with the Town of Lamont regarding Industrial park subdivision.



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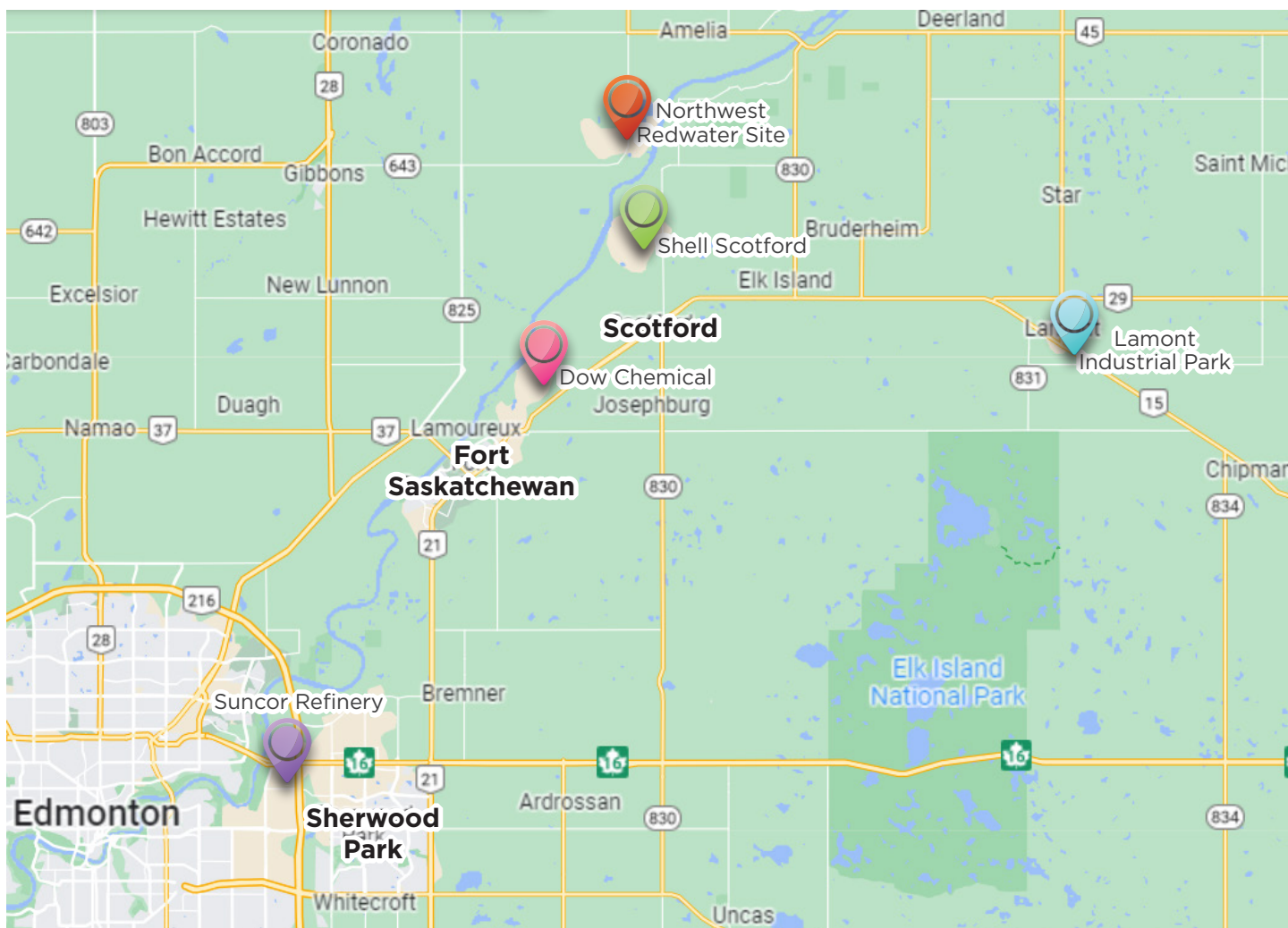
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Distances from Lamont Industrial Business Park

-  **Lamont Industrial Park** Ft. McMurray | 379 km (3hrs 53 min)
-  **Dow Chemical** Dow Chemical | 29 km (22 minutes)
-  **Shell Scotford** Shell Scotford | 26 km (22 minutes)
-  **Northwest Redwater Site** Northwest Redwater upgrader | 40 km (28 minutes)
-  **Suncor Refinery** Suncor Refinery | 62 km (44 minutes)



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Property Information

Municipal Address: 552028 Range Road 194, Lamont, AB

Size: 143 Acres (+/-)

Zoning: Future Development (FD)

Possession: Negotiable

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Purchase Price: \$3,289,000 (\$23,000/Acre)

Property Taxes: TBC

Contact

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ADDITIONAL INFORMATION

- Close proximity to Oil and Gas facilities in the area such as Dow Chemical, Shell Scotford, North West Redwater
- Rental Income from house and land

