

\$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 | 63 |
| Zoning | Zone 62 |

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Listing information last updated on July 1st, 2025 at 4:17pm MDT