

COMMERCIAL[®]

FOR SALE



5028 50 Ave
Lamont
Alberta

Main Street Retail & Business Opportunity

1444
SQUARE FEET

This space in Lamont is perfect for an entrepreneur looking to expand into a physical retail space or continue a legacy. The town of Lamont exudes small-town charm, with picturesque streets, friendly residents, and a vibrant community that serves the greater area. The town is located a short 30-minute drive east of Edmonton on Highway 15, and Lamont County's economy is established on three major sectors: agriculture, industrial development, and the service sector for the oil/gas and petrochemical industry. The town's motto is "City Living Country Style," which is a great mindset for any business to thrive in this welcoming environment.

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Masters

5028 50 Ave Lamont



Features

RETAIL AREA: 1044.98 sq ft

UPPER AREA: 274.61 sq ft

INVENTORY negotiable

PARKING Street & 3 Rear

TAXES: \$2,835.41 (2024)



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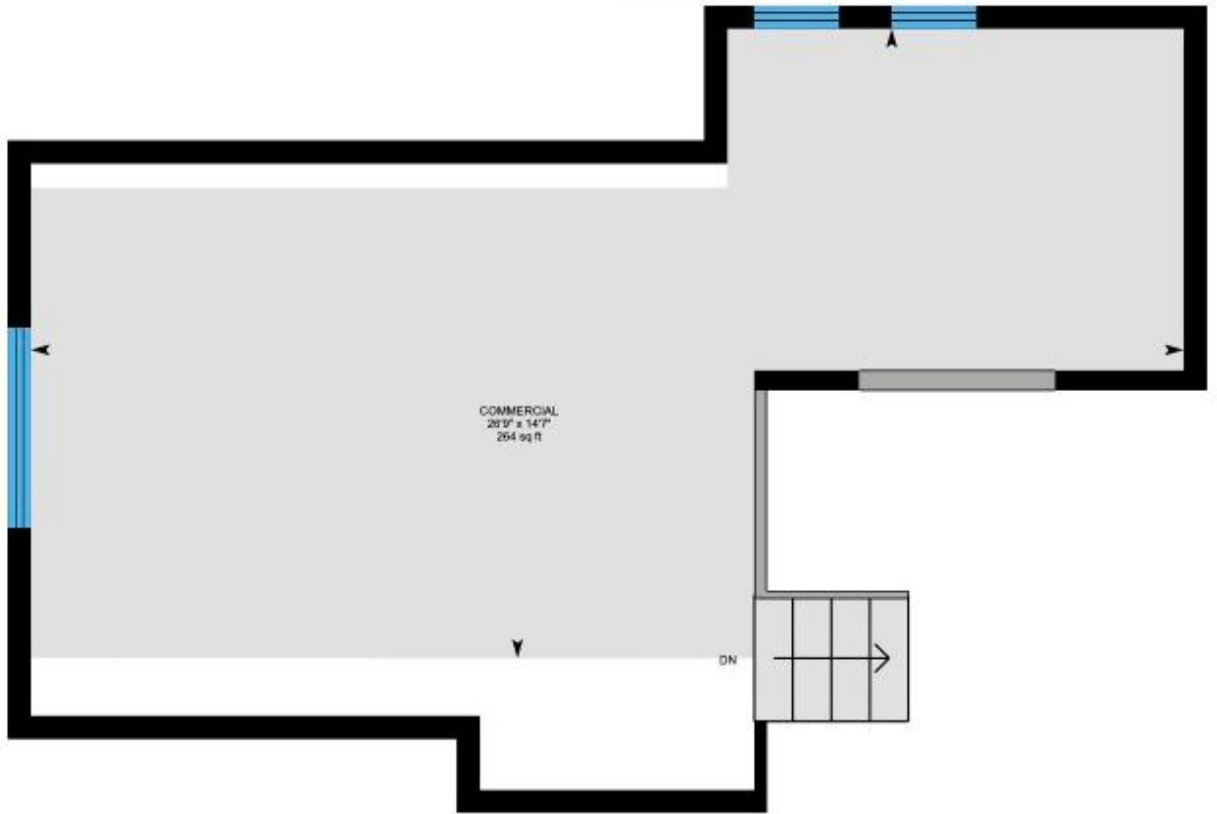
Lower Level



[VIEW 3D TOUR](#)

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Upper Level



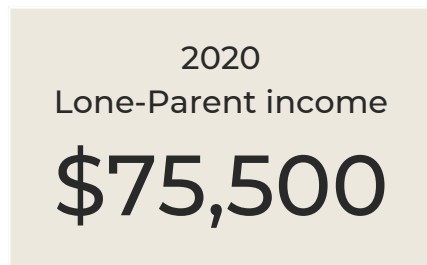
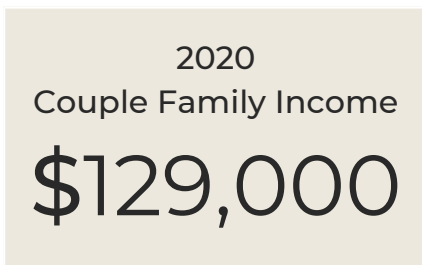
DOWNLOAD FLOOR PLANS

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Lamont Demographics

Lamont serves as a trading centre for over 17,000 people and is located in an area that early settlers described as “the nicest open country a person could wish for”.



[View All Lamont Stats](#)



This property boasts an elegant and well-organized layout, making it a joy to browse through the store's various sections. With good lighting, updated flooring and ample shelves to showcase any items. The building also has a bathroom for both patrons and staff use. An open upper level can be used for more retail, office space, or a work area. It has lots of natural light from the many windows overlooking Main Street. The lot allows for parking at the back of the building and is showcased across from a main street intersection for visibility. It also has a single-car garage for extra storage, accessible through the back alley. The historic exterior has a home-like charm with a grass space and even horse parking. For the two-legged visitors, the building has ample street parking for customers.



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