



#144, 363 Sioux Road  
Sherwood Park, Alberta T8A 4W7  
Ph. (780) 449-5622  
Fax. (780) 449-7221

## Shop and Land in Lamont County

**Legal Addresses:** Plan:182BS Block: B Lot :2,3 , Plan:1708KS Block B Lot:4  
Plan:9825288 Block: B Lot 16

**Location:** 5119 48 Ave, 4712 51 St, 5121 48 Ave, 5116 47 Ave Lamont

**Taxes (2021):** \$8,167.31

**Land Use:** Commercial

**Site Features:**

**3 fenced lots across the back alley from the shop property**

**Shop which had been used for agricultural machinery repair**

**Building Features**

- 5,800 sq ft Building
- Building includes:
  - Large Shop Space with overhead roll up door in the back
  - Retail/customer space
  - Loft office space
  - Loft storage spaces
  - Break room and multiple washrooms

**Price: \$650,000.00 GST May Apply (must be bought together )**

*All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.*



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