



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

Shop and Land in Lamont County

Legal Address: Plan:8121744 Lot :D

Location: 195043 Highway 29

County: Lamont County

Nearest Town: Less than a mile from Lamont

Size: 42.68 acres

Taxes (2021): \$31,361.76

Land Use: Industrial

Site Features:

- Property borders CN Rail to the south
- Access to Highway 15 and Highway 29
- Approximately 15-acre graveled yard
- Partially fenced with chain link fence



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Shop Features

- 15,000 sq ft metal framed building built 2006
- 1,500 sq ft Office Space
- Balance Shop Space
- Forced air and Radiant Tube heating via natural gas
- 600-amp Power
- 24'-26' Ceiling Height
- Four 16' by 16' Loading Doors in Drive-Thru Configuration
- Floor Sumps
- Exhaust Fans
- 5-ton Bridge Crane
- Tool Crib
- Additional attached trailer with lunch room and locker room

Price: \$3,175,000.00 GST May Apply

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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