

FOR SALE

NAI Commercial

PRIME COMMERCIAL REAL ESTATE OPPORTUNITY IN LAMONT



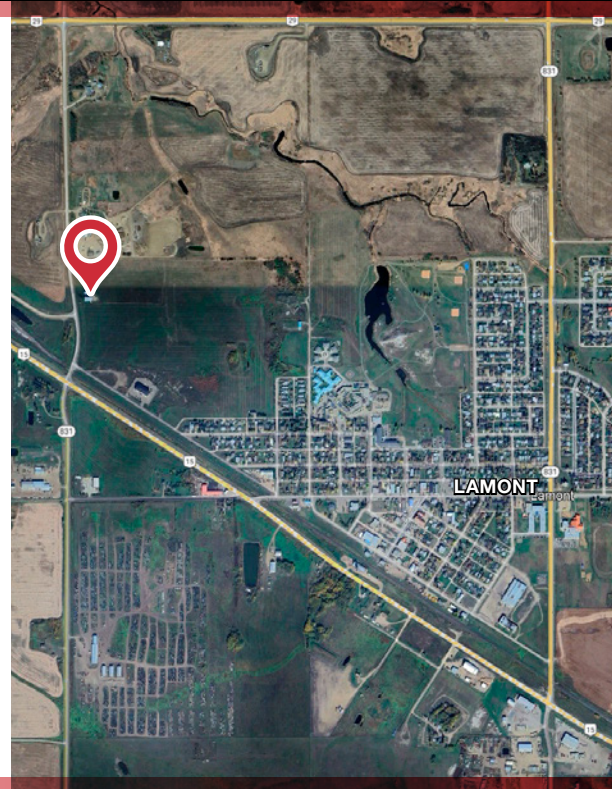
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5901 RANGE ROAD 195 | LAMONT, AB | 3,772 SF± SHOP ON 11.1 AC

PROPERTY HIGHLIGHTS

- Fantastic opportunity to own an 11.1 acre parcel of industrial zoned land within the limits of the Town of Lamont
- 80' x 40' pre-eng building with 501 sq.ft.± mezzanine
- Internal bridge crane with a 2.5-tonne lift (not certified)
- Additional building 38' x 24' portable office building, previously utilized as a woodworking shop
- Conveniently located just off the highway and only 15 minutes from the Dow Chemical, this property offers both accessibility and functionality

CONOR CLARKE
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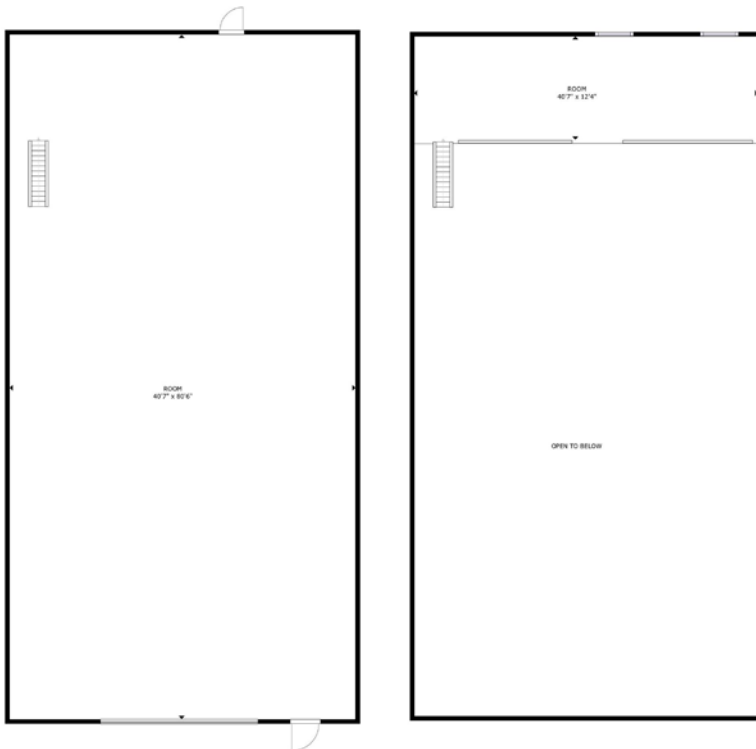
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ADDITIONAL INFORMATION

SIZE	3,772 sq.ft.±
SITE/YARD SIZE	11.1 acres±
ZONING	M1 (Business Industrial)
AVAILABLE	Immediately
YEAR BUILT	2004
CEILING HEIGHT	22' clear
HEATING	Gas RTU
POWER	To be determined
LIGHTING	T5
LOADING	20'x18' grade loading overhead door
PROPERTY TAXES	\$6,741.83 (2022)
SALE PRICE	\$625,000



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