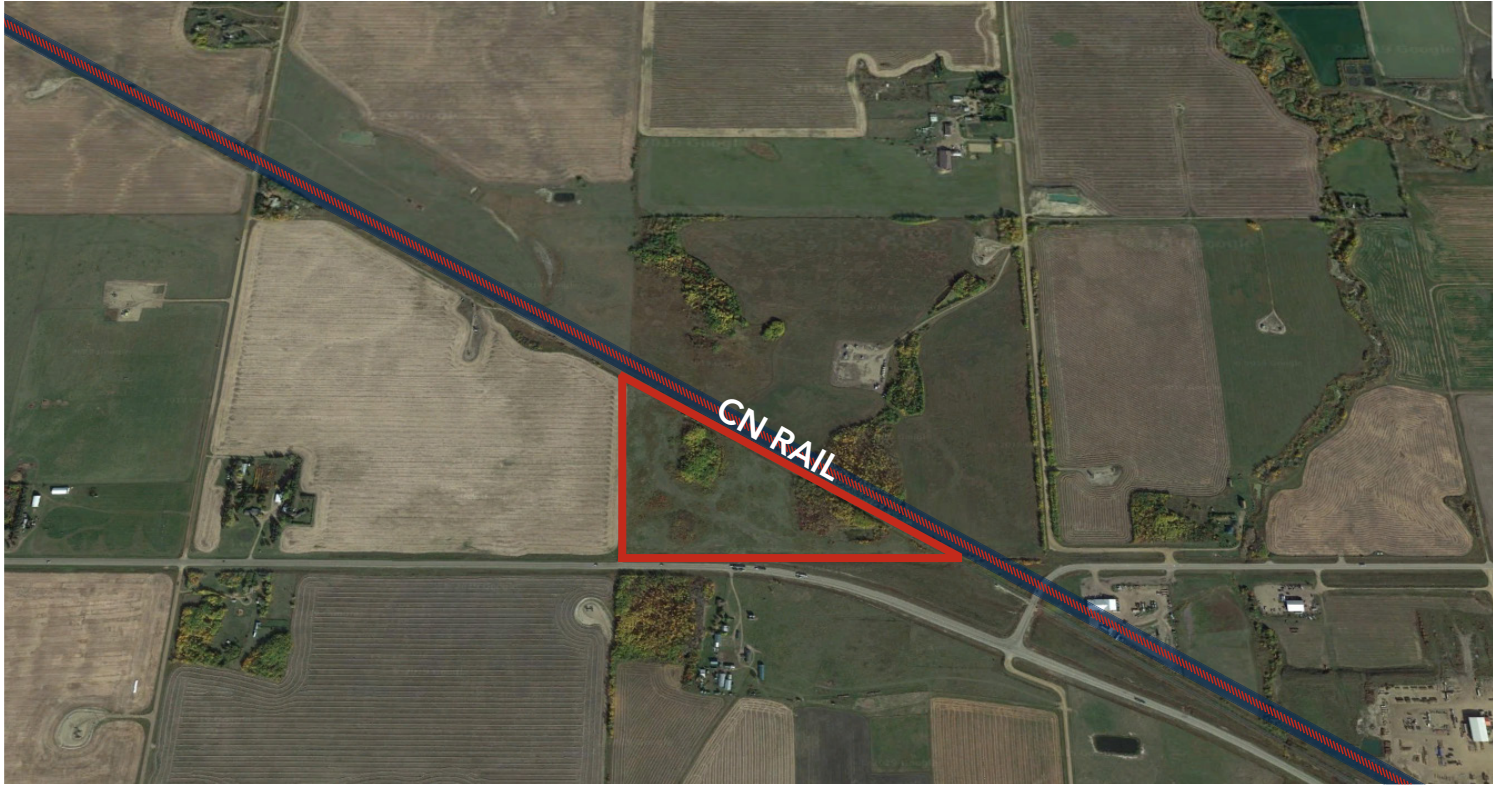


# FOR SALE

## LAMONT COUNTY INDUSTRIAL LAND

4; 20; 55; 25; SE, Lamont County, AB



### HIGHLIGHTS

- 27.5 Acres (+/-) approved for heavy industrial
- Located in Alberta's Industrial Heartland region, minutes to the Town of Lamont
- Adjacent to the CN Rail line
- Direct exposure to Highway 15
- On the corner of two major High Load Corridors (HWY 15 & HWY 831)
- Favourable tax structure in the Heartland allows for business growth

### CONTACT

#### SCOTT ENDRES

Partner, Broker

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

#### ERIC STANG

Partner, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

#### JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

#### JOANNA LEWIS

Associate

T 780.423.7580

M 780.448.0800

joanna@royalparkrealty.com



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

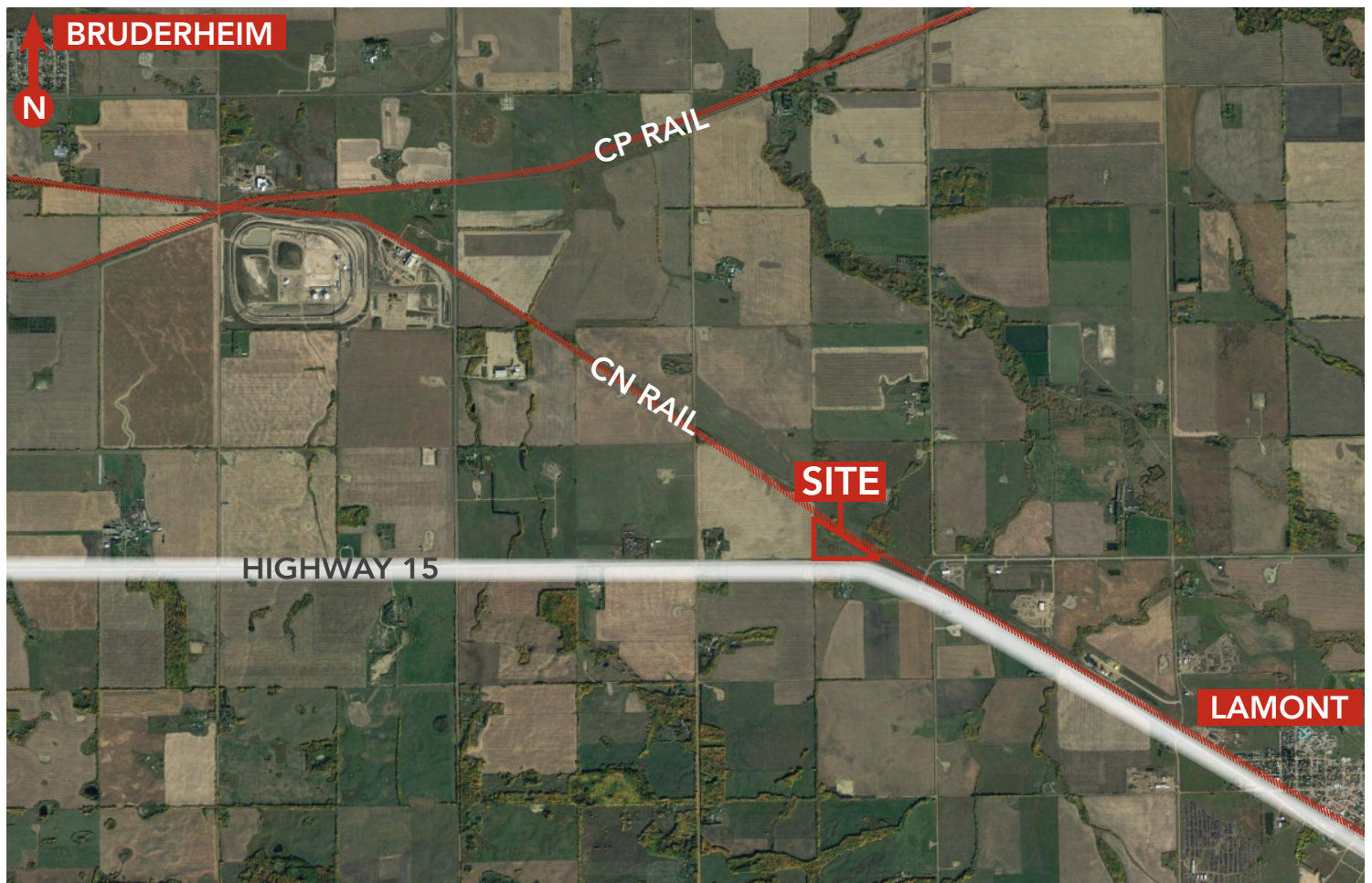
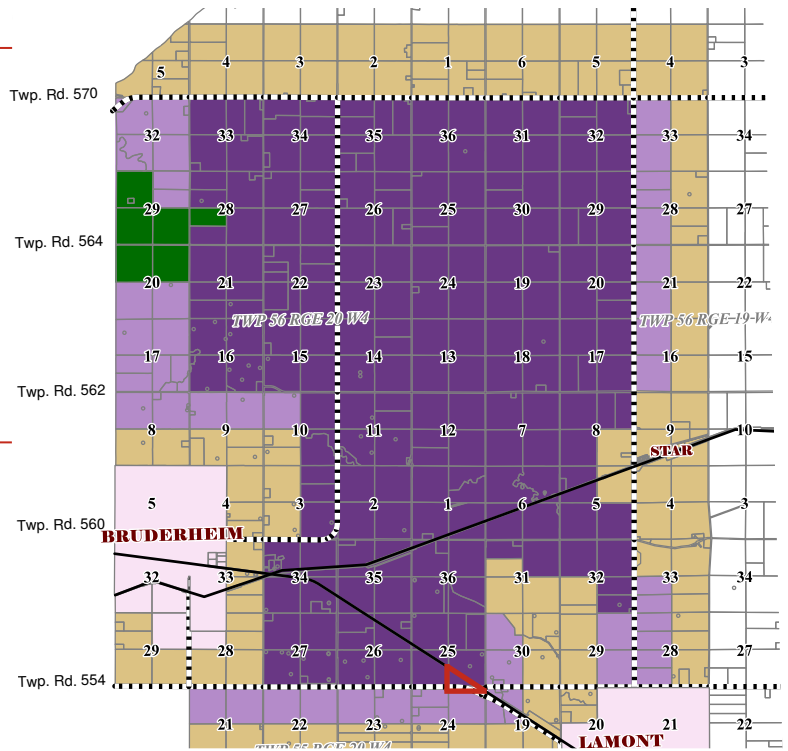


## PROPERTY DETAILS

MUNICIPAL ADDRESS	Highway 15 & Highway 29, Lamont County, Alberta
LEGAL DESCRIPTION	4; 20; 55; 25; SE
ZONING	IHH (Heavy Industrial)
SITE SIZE	27.50 Acres (+/-)
POSSESSION	Immediate

## FINANCIALS

SALE PRICE	\$19,500/acre
PROPERTY TAXES	\$58.80/annum (2018)



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[royalparkrealty.com](http://royalparkrealty.com)