

FOR SALE

INCOME PRODUCING SELF-STORAGE INVESTMENT

5079 - 47 Avenue, Lamont, AB



PRICE REDUCED!

HIGHLIGHTS

- Fully occupied self-storage investment opportunity
- 14 storage units (10' x 20') generating stable income
- Fully secured and gated site
- Low maintenance facility constructed in 2008

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

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Property Details & Financials

MUNICIPAL ADDRESS	5079 - 47 Avenue, Lamont, AB
LEGAL DESCRIPTION	Plan: 0628111; Block: 10; Lot: 8
ZONING	C2 (General Commercial)
YEAR BUILT	2008
BUILDING SIZE	2 buildings (1,400 sq ft ± each)
NUMBER OF UNITS	14 (10' x 20')
LAND SIZE	0.20 Acres ±
UTILITIES	Power to the property line
SECURITY FEATURES	Fully secured and gated site
BUILDING DETAILS	Dry storage units featuring concrete floors, drywall walls, sliding aluminum doors, aluminum/tin siding, tin roof.
SALE PRICE	~~\$200,000.00~~ \$189,900.00
PROPERTY TAXES	\$2,656.59 per annum (2026)
CURRENT INCOME	\$1,977/month
POSSESSION	Immediate



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Additional information

- Potential to increase rents to market levels over time, supporting future income growth
- Consistent local demand for self-storage with limited nearby competition
- Convenient access to Lamont, Bruderheim and Fort Saskatchewan
- Supported by agriculture, industrial, and oilfield activity in the region



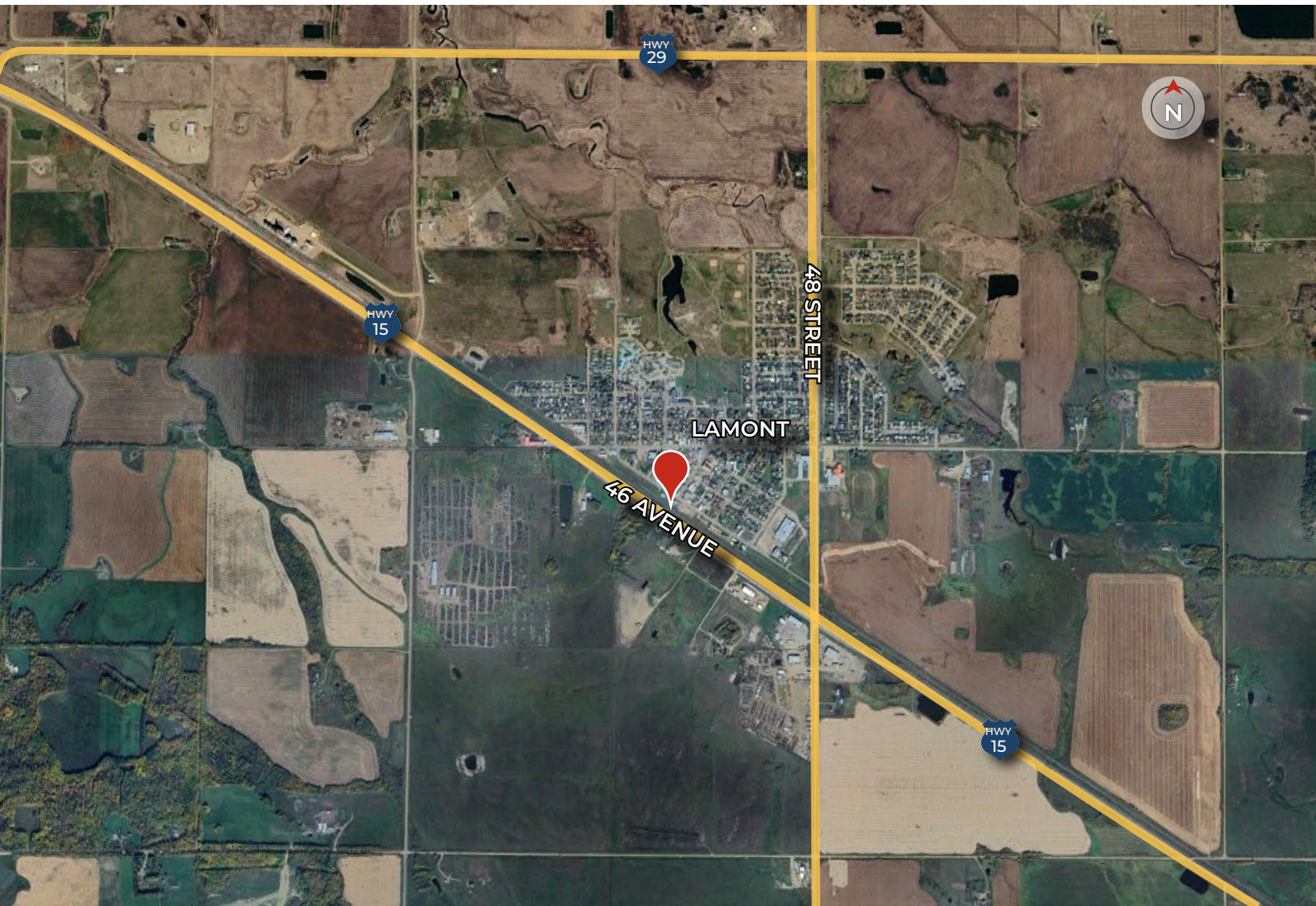
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CONTACT OUR TEAM:



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