

# \$850,000 - N/A, Lamont

MLS® #E4433457

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Lamont, Lamont, AB

Excellent opportunity to own a high-traffic Esso gas station with land, located along a busy main road in the thriving community of Lamont. This well-established business includes a fuel station, a fully stocked and profitable convenience store, and a wand wash, the only car wash in town, providing multiple revenue streams in one package. The entire property, including all facilities, has been recently renovated in 2024, ensuring a modern, clean, and attractive environment for customers. Serving not only Lamont but also surrounding communities, the site is positioned for maximum visibility and easy access, attracting both local customers and through-traffic for steady business year-round. With strong branding and consistent performance, this is a turnkey opportunity for investors or owner-operators looking to secure a reliable income-generating asset in a growing area.

Built in 1987

## Essential Information

MLS® #	E4433457
Price	\$850,000
Bathrooms	0.00
Acres	0.00
Year Built	1987



Type	Business with Property
Status	Active

### Community Information

Address	N/A
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### Exterior

Exterior	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	April 29th, 2025
Days on Market	70
Zoning	Zone 62

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Listing information last updated on July 8th, 2025 at 5:02am MDT