FOR SALE

INCOME PRODUCING SELF-STORAGE INVESTMENT WITH EXPANSION POTENTIAL

5079-47 Avenue, Lamont, AB

HIGHLIGHTS

- Fully Occupied Self-Storage Investment Opportunity
- 14 Storage Units (10' x 20') Generating Stable Income
- Fully Fenced and Gated Site with Video Surveillance
- Low Maintenance Facility Constructed in 2008
- Future Expansion Potential for Vehicle and RV Storage

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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

For Sale | 5079-47 Avenue, Lamont AB

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	0.34 Acres ±
UTILITIES	Power
SECURITY FEATURES	Video surveillance, fully fenced, and gated site
BUILDING DETAILS	Dry storage units featuring concrete floors, drywall walls, sliding aluminum doors, aluminum/tin siding, tin roof.
FUTURE EXPANSION POTENTIAL	Additional outdoor storage area may be possible, subject to municipal approvals and permitting. Preliminary discussions with the Town of Lamont have taken place. Potential uses include vehicle and RV storage.
SALE PRICE	**$200,000.00**
PROPERTY TAXES	$2,656.59 per annum (2026)
CURRENT INCOME	$1,965/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

Has potential future outdoor storage expansion area for vehicles and RVs

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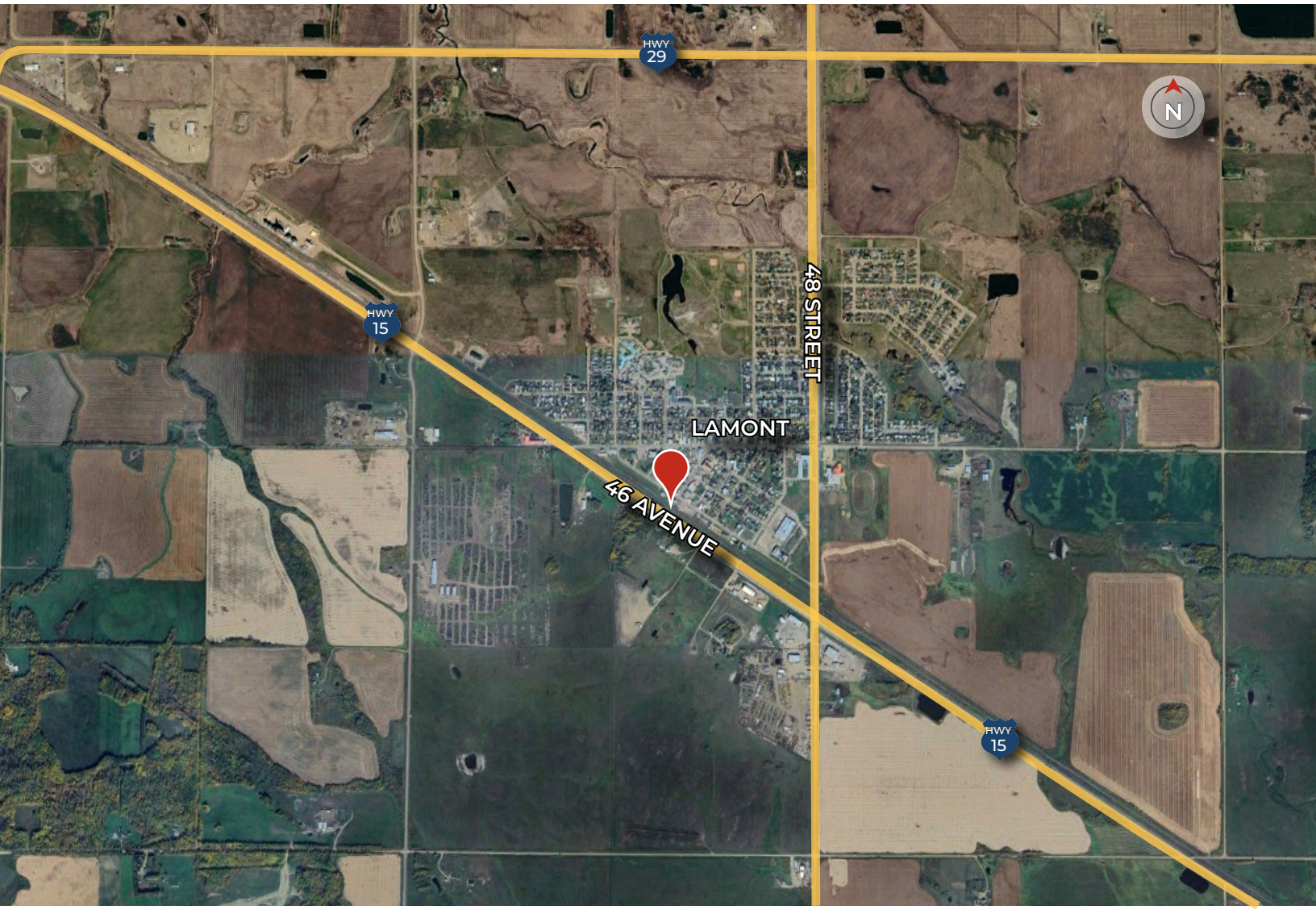
Property Location | 5079-47 Avenue, Lamont AB



CONTACT OUR TEAM:

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