

# LAMONT BUSINESS INDUSTRIAL LANDS

48 Avenue & 48 Street | Lamont | AB

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# COMMERCIAL LAND FOR SALE

BUSINESS  
INDUSTRIAL ZONED  
LAND IN TOWN OF  
LAMONT



- 55.88 acres of subdivided, M1 zoned land available for sale
- Located in the town of Lamont, inside municipal limits
- Lamont located in Alberta's Industrial Heartland
- Frontage to major Highway 15, adjacent to CN railway

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COMMERCIAL

# PROPERTY FEATURES

Vacancy	55.88 acres subdivided land on 31 titles Additional 22.5 acres on one title
Available	Immediately
Site Area	78.38 acres total
Municipa	48 Avenue and 48 Street, Lamont AB
Access	Highway 15, 48 Street
Zoning	M1 (Business Industrial)

Legal	Plan 8021966; Block 1, Lots 2-9 Plan 8021966; Block 2, Lots 3-9 Plan 8021966; Block 3, Lots 1-5, 8-12 Plan 8021966; Block 4, Lots 1-3, C Plan 8622774; Block 1, Lot 14 Plan 8622774; Block 3, Lot 14 Title 4; 19; 55; 16; SW
Price	\$85,000 per acre
Prop. Taxes	\$750 per title / annum (2025)

# MUNICIPAL DEVELOPMENT PLAN

TOWN OF LAMONT FUTURE LAND USE



-  | HIGHWAY 15 FRONTAGE
-  | LOCATED IN TOWN OF LAMONT
-  | M1 BUSINESS INDUSTRIAL ZONING

**COMMERCIAL LAND**

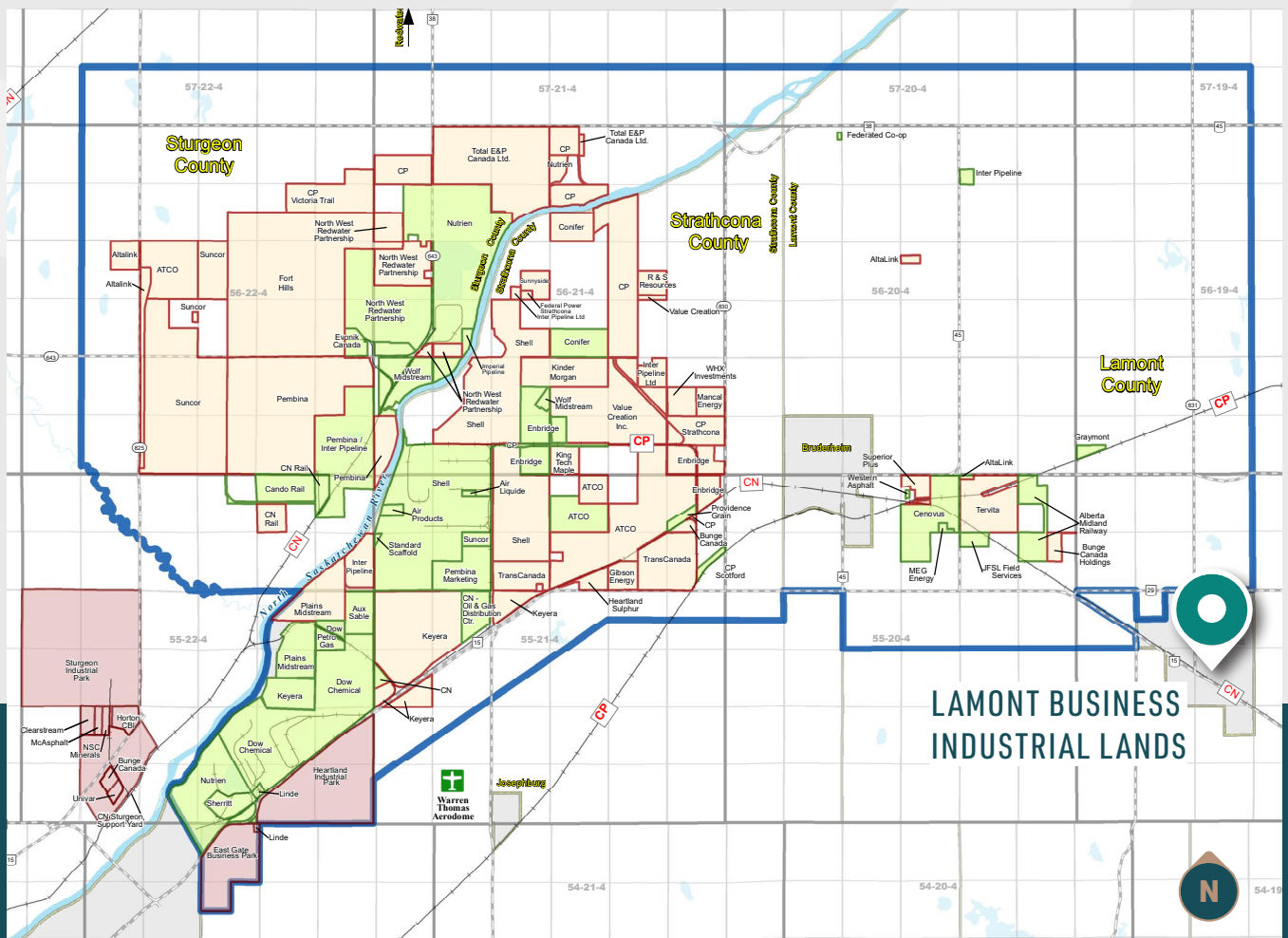
**78.38 ACRES**

# M1 ZONED LAND PARCELS AVAILABLE FOR SALE IN LAMONT

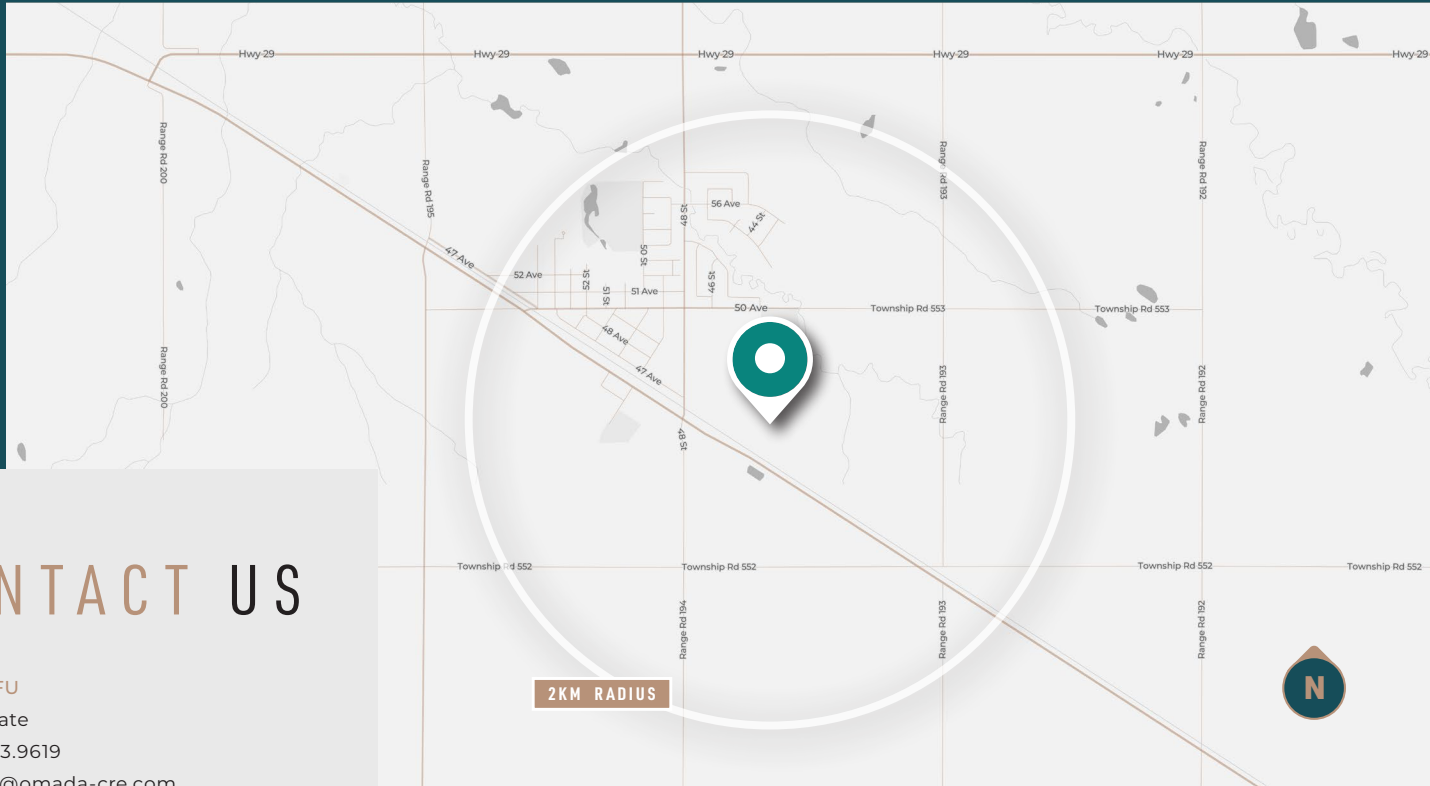
Opportunity to develop M1 (Business Industrial) zoned land parcels, located in the Town of Lamont with Highway 15 exposure. The Property is 55.88 acres on 31 separate titles, with an additional 22.5 acres zoned FD (Future Development) on one title. M1 Zoning allows for a wide variety of industrial and commercial uses, fronting Highway 15 and Highway 831 entering Lamont. The Property is also located adjacent to Lamont Elementary School, Lamont High School and the Lamont Recreation Centre.

The Town of Lamont is located 60 kilometres east of Edmonton, adjacent to the Industrial Heartland. It is situated nearby CN and CP railyards, servicing the light and heavy industrial projects in the Heartland. Lamont features connectivity by rail and highway from Edmonton and the Industrial Heartland to eastern destinations, significant capital investment in the Heartland area as well as a hospital with full ER capabilities.

## ALBERTA INDUSTRIAL HEARTLAND AREA



# IDEALLY SITUATED



## CONTACT US

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## RECENT HEARTLAND MAJOR PROJECTS

Heartland Petrochemical Complex –  
Inter Pipeline Ltd

58 Megawatt solar farm – Shell Canada &  
Silicon Ranch

Key Access Pipeline System (KAPS) –  
Keyera

Sturgeon Refinery – NWR

Fort Saskatchewan ethylene facility –  
Dow

Bitumen Refinery – North West  
Redwater Partnership

## PROPOSED MAJOR PROJECTS AND INVESTMENT

Hydrogen Plant – Air Products Canada

Hydrogen Plant – ATCO / Suncor

NGL North – Wolf Midstream

Polaris carbon capture project – Shell

Alberta Carbon Grid – TC Energy & Pembina

Cobalt Refinery – Fortune Minerals

Hi-Q Pilot Plant – MEG Energy

Heartland Upgrader – Value Creation

Blue Ammonia & Blue Methanol Production Facility –  
ITOCHU

Homestead Diluent Recovery Unit – Gasia Energy

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