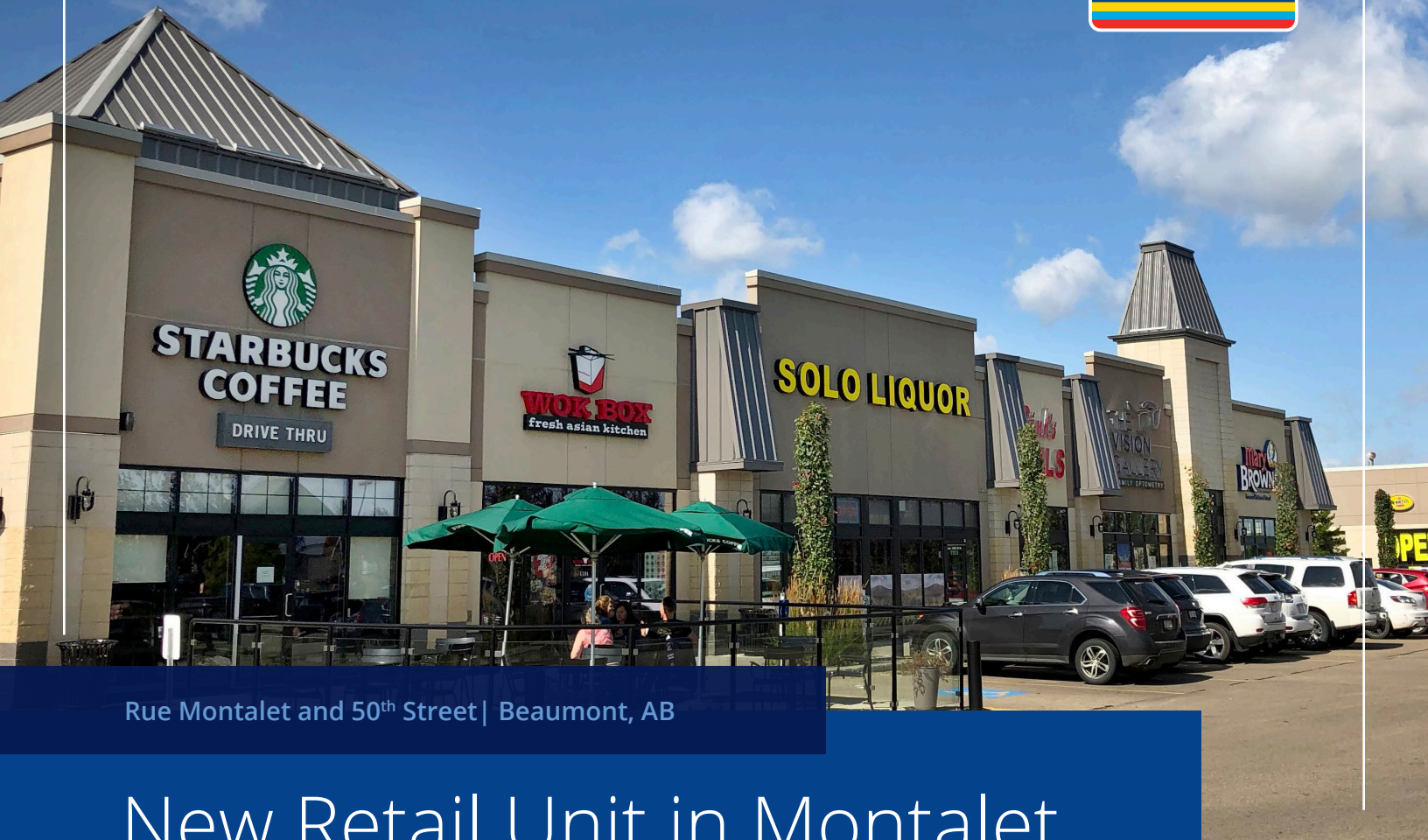


The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

Rue Montalet and 50th Street | Beaumont, AB

New Retail Unit in Montalet Shopping Centre for lease

Join the vibrant community of Beaumont at Montalet Shopping Centre. A prime retail destination with outstanding visibility along Beaumont's bustling 50th Street. This centre features prominent signage opportunities, high-traffic exposure, and multiple anchor tenants, making it an ideal location for businesses seeking strong market presence.

Paul Raimundo

Senior Vice President
+1 780 917 4171
paul.raimundo@colliers.com

Bruce Peters

Vice President
+1 780 969 3033
bruce.peters@colliers.com

Tony Savchuk

Associate
+1 780 441 9740
tony.savchuk@colliers.com

Property Overview

Civic Address Rue Montalet and 50th Street

Zoning C2 - Commercial District

Parking Various scramble

Rentable Area 1,000-4,800 SF

Net Rent Market

Op Cost \$10.13 PSF

Available Immediately

Key Highlights



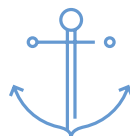
Two minutes from LRT station



Close to major highways 401 & 427



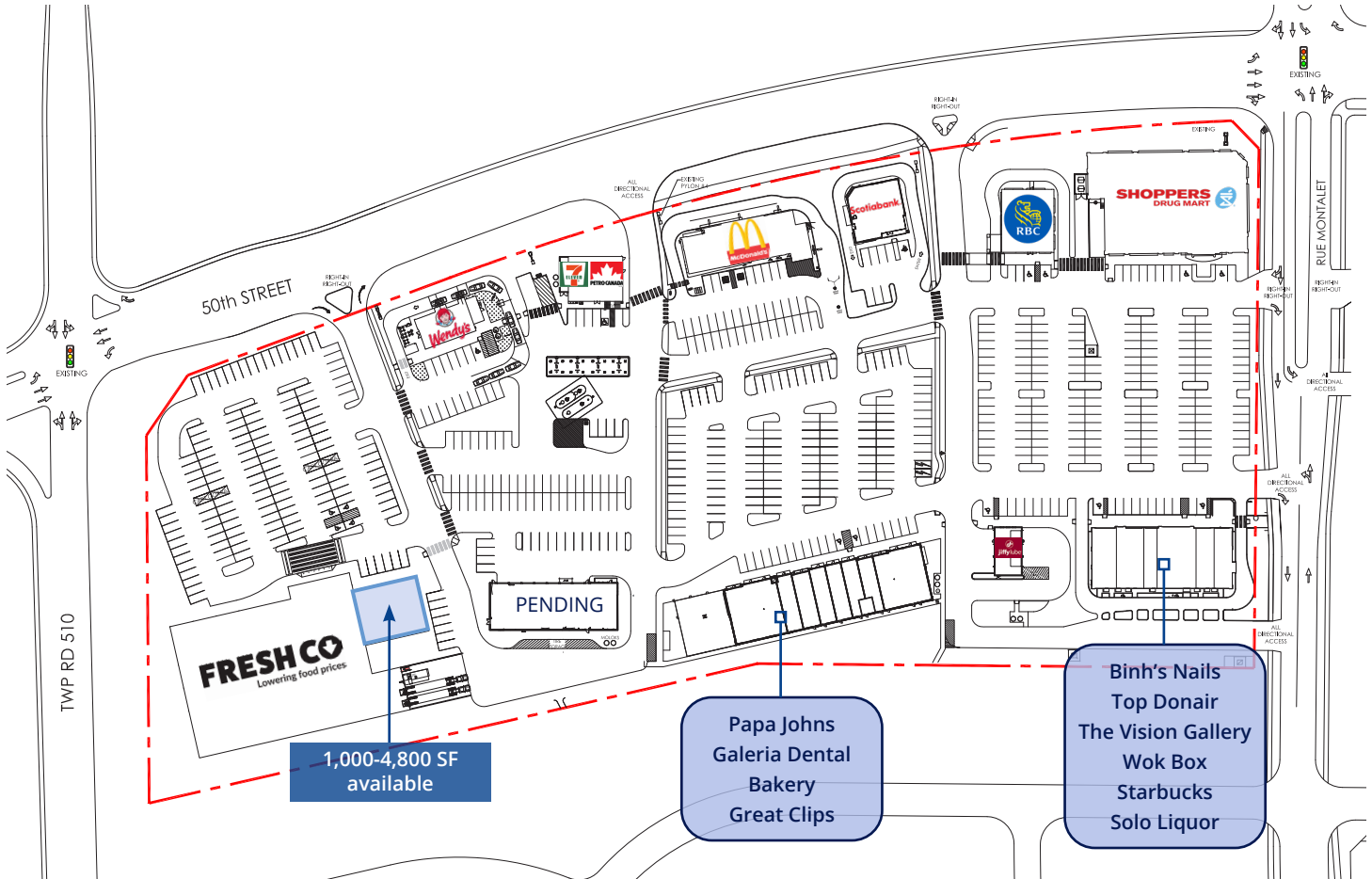
Ample surface parking available



Multiple anchor tenants



Site Plan



Demographics *within 3 km radius*



Current population (2024)

24,707



Projected Population (2029)

29,383



Average household income

\$162,255



Median Age

35.5

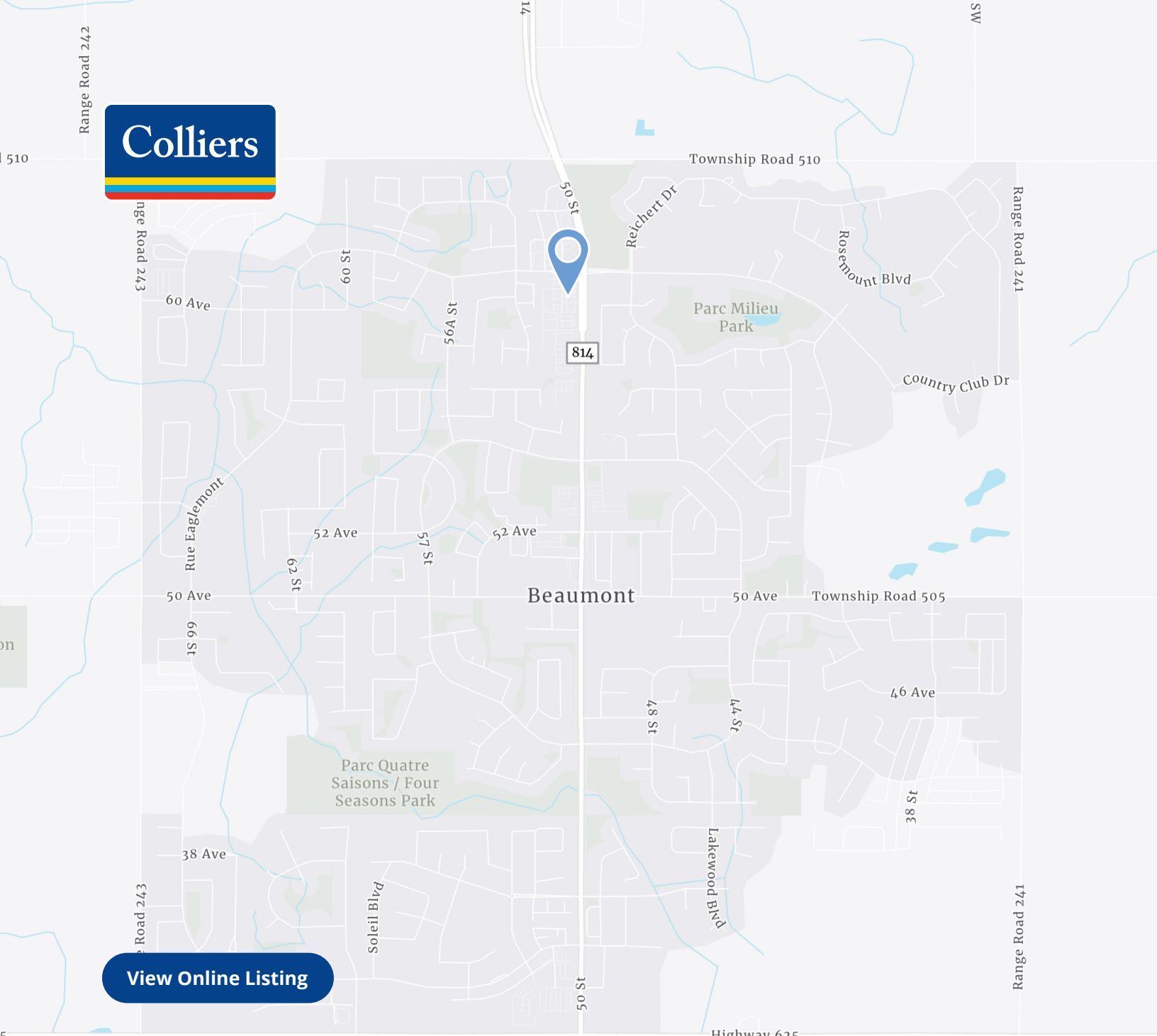


Daytime population

16,949



Colliers



[View Online Listing](#)

Rue Montalet and 50th Street | Beaumont, AB

Paul Raimundo
Senior Vice President
+1 780 917 4171
paul.raimundo@colliers.com

Bruce Peters
Vice President
+1 780 969 3033
bruce.peters@colliers.com

Tony Savchuk
Associate
+1 780 441 9740
tony.savchuk@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.



[collierscanada.com](https://www.collierscanada.com)

Accelerating success.