



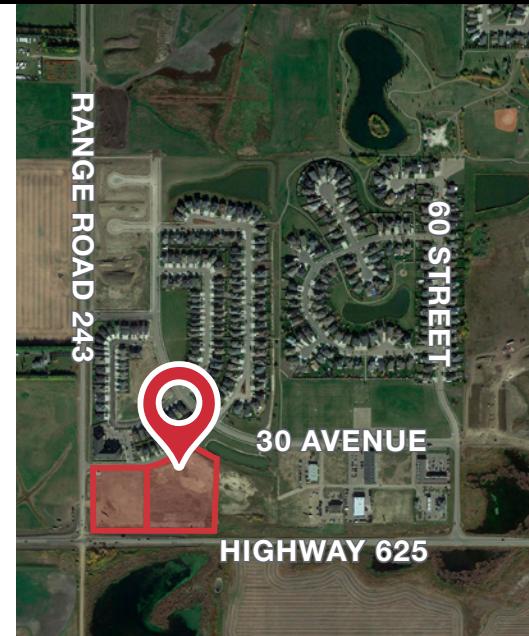
## 6415/6701 MONTROSE BLVD

BEAUMONT, ALBERTA

## BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

### Property Highlights

- Multiple parcels of high exposure commercial development land available for sale ranging from 3.00 acres± totaling up to 7.52 acres±
- Sites have direct exposure to Highway 625 traffic, the main thoroughfare between Nisku and access to Beaumont seeing an average of 14,090 vehicles per day (Transportation Alberta, 2020)
- Ideally located in the rapidly expanding Southern portion of Beaumont, within walking distance of numerous residential areas, commercial developments, and directly across from Ecole Champs Vallee School
- Commercial (C) zoning allows for a wide variety of potential uses and development possibilities
- Owner willing to explore build-to-suit opportunities, inquire with listing agent for more details



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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# 6415/6701 MONTROSE BLVD

BEAUMONT, ALBERTA

FOR SALE OR LEASE

## BEAUMONT COMMERCIAL LANDS

TWO PARCELS: From 3.00 acres± up to 7.52 acres±



● C - Commercial Zoning

● BLI - Business Light Industrial Zoning

Municipal Address	Size (Acres)	Asking Price (Price/Acre)	Zoning	Property Taxes (2024)	Legal Description
6101 MONTROSE BLVD	1.75 Acres	\$1,268,750 (\$725,000/Acre)	C - Commercial	\$14,325	Plan 0827377, Block 1, Lot 17
*6303 MONTROSE BLVD	1.95 Acres	\$1,365,000 (\$700,000/Acre)	BLI - Business Light Industrial	\$15,743	Plan 0827377, Block 1, Lot 13
*6306 MONTROSE BLVD	2.15 Acres	\$1,505,000 (\$700,000/Acre)	BLI - Business Light Industrial	\$17,265	Plan 0827377, Block 1, Lot 12
*6415 MONTROSE BLVD	4.52 Acres	\$3,164,000 (\$700,000/Acre)	C - Commercial	\$35,907.16	Plan 0625744, Block 1, Lot 5
*6701 MONTROSE BLVD	3.00 Acres	\$2,100,000 (\$700,000/Acre)	C - Commercial	\$27,646.27	Plan 9322042, Lot A

\*Potential to combine sites for a total of 7.52 Acres±



**5,570**

AVERAGE VEHICLES  
PER WEEKDAY  
HIGHWAY 625



**22,715**

POPULATION IN  
THE AREA  
(2023)



**3.1%**

ANNUAL  
POPULATION  
GROWTH  
(2023-2033)



**3,515**

DAYTIME  
EMPLOYEES  
IN THE AREA



**\$151,273**

AVERAGE  
HOUSEHOLD  
INCOME

SOURCED FROM 2025 COSTAR DEMOGRAPHICS (5KM)

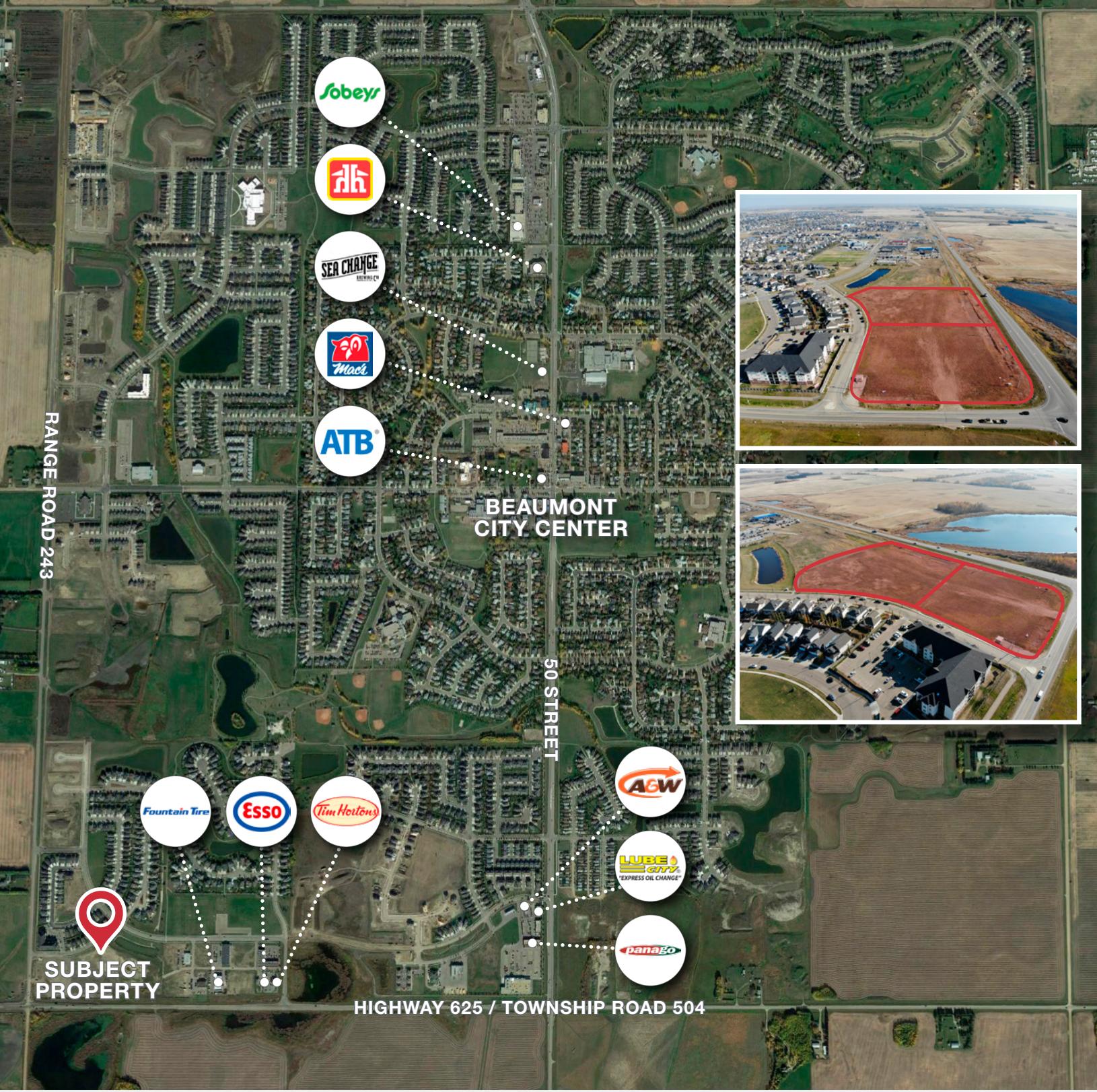
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BEAUMONT, ALBERTA

FOR SALE OR LEASE

**BEAUMONT  
COMMERCIAL LANDS**

TWO PARCELS: From 3.00 acres± up to 7.52 acres±



7177-A MP25

**NAI Commercial**

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## C - COMMERCIAL DISTRICT

PERMITTED USES	DISCRETIONARY USES
Retail & Service (General or Large)	Gas Station
Office	Industrial (Light)
Restaurant/Café	Campground
Hotel/Motel	Kennel
Entertainment Establishment	Restricted Substances Retail
Recreation - Active/Passive	After life Care
Drive Through Facility	Parking Lot
Wash Station	Adult Entertainment
Culture, Education, Government, Hospital, Human Services	
Arts & Crafts	
Signs	

