



**6101 - 29 AVENUE**  
**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 1.75 acres± totaling up to 9.27 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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**6101 - 29 AVENUE**  
**6415/6701 MONTROSE BLVD**  
 BEAUMONT, ALBERTA

FOR SALE OR LEASE


**BEAUMONT COMMERCIAL  
 & LIGHT INDUSTRIAL LANDS**

THREE PARCELS: From 1.75 Acres± Up to 9.27 Acres±




Municipal Address	Size (Acres)	Asking Price (Price/Acre)	Zoning	Property Taxes (2023)	Legal Description
6101 - 29 AVENUE	1.75 Acres	\$1,268,750 (\$725,000/Acre)	C - Commercial	\$14,325	Plan 0827377, Block 1, Lot 17
<del>*6303</del> <b>SOLD</b> UE	1.95 Acres	\$1,365,000 (\$700,000/Acre)	BLI - Business Light Industrial	\$15,743	Plan 0827377, Block 1, Lot 13
<del>*6306</del> <b>SOLD</b> UE	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	\$35,618	Plan 0625744, Block 1, Lot 5
*6701 MONTROSE BLVD	3.00 Acres	\$2,100,000 (\$700,000/Acre)	C - Commercial	\$26,888	Plan 9322042, Lot A


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




**5,570**  
AVERAGE VEHICLES  
PER WEEKDAY  
HIGHWAY 625




**23,332**  
POPULATION IN  
THE AREA  
(2022)



**2.9%**  
ANNUAL  
POPULATION  
GROWTH  
(2022-2032)



**3,036**  
DAYTIME  
EMPLOYEES  
IN THE AREA



**\$147,593**  
AVERAGE  
HOUSEHOLD  
INCOME

SOURCED FROM 2022 COSTAR DEMOGRAPHICS (5KM)

7177-A MP23

**NAI Commercial** Michael Parsons • 780 435 5507 • mparsons@naiedmonton.com

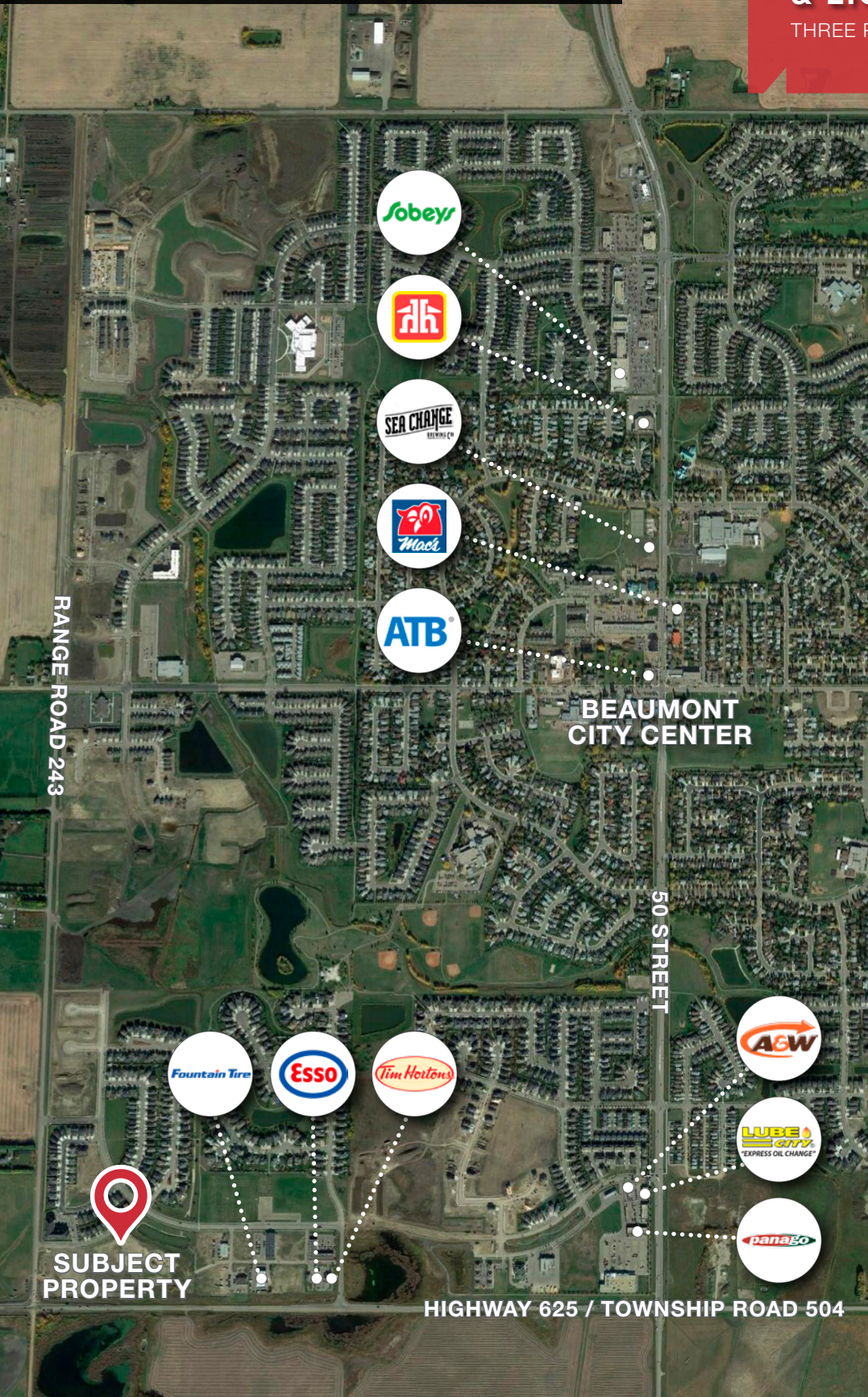
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# BEAUMONT COMMERCIAL & LIGHT INDUSTRIAL LANDS

THREE PARCELS: From 1.75 Acres± Up to 9.27 Acres±



RANGE ROAD 243

BEAUMONT  
CITY CENTER

50 STREET

HIGHWAY 625 / TOWNSHIP ROAD 504

SUBJECT  
PROPERTY

7177-A MP23

**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	

