

## \$2,100,000 - 6701 Montrose Boulevard, Beaumont

MLS® #E4267721

**\$2,100,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Montrose Business Centre, Beaumont, AB

**DIRECT EXPOSURE TO HIGHWAY 625 TRAFFIC!** Rare opportunity to purchase Commercial (C) and Light Industrial (BLI) zoned land parcels within the growing municipality of Beaumont. Commercial District (C) allows for a wide range of potential uses including retail & service, office uses and much more. Business Light Industrial District (BLI) zoning allows for light industrial uses as well as a multitude of other commercial uses. Up to 9.27 acres available in total, with potential to split in parcels ranging as small as 1.75 acres. Municipal services brought to property line. Ready for immediate development.



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4267721        |
| Price     | \$2,100,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 6701 Montrose Boulevard  |
| Area        | Beaumont                 |
| Subdivision | Montrose Business Centre |
| City        | Beaumont                 |

|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T4X 0C1 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2021 |
| Days on Market | 1398               |
| Zoning         | Zone 82            |

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Listing information last updated on August 23rd, 2025 at 9:17am MDT