



Beaumont Alberta

\$33

RE/MAX Excellence Commercial Division is proud to present an investment opportunity in Beaumont, featuring flexible commercial space. Strategically positioned on Montrose Boulevard, this commercial property benefits from strong connectivity to Edmonton's south side and the Nisku Industrial Park, placing it at the heart of one of the region's most active commercial corridors. The surrounding area is a mix of established retail, office, and service-oriented businesses, supporting a vibrant local economy and consistent foot and vehicular traffic. The property is well-suited for restaurants, fitness studios, professional offices, medical or dental clinics, and specialty retail, catering to both local residents and regional traffic. Its proximity to major highways and nearby amenities enhances tenant appeal, while the developed nature of the area ensures long-term investment stability. Offering reliable lease rates and additional rent, this asset provides a strong income-producing opportunity. Possession is available Fall 2027, giving investors ample time to plan tenant placement and capitalize on a fully developed, high-demand commercial district with excellent growth potential. Address 6701 Montrose Boulevard Size ? 1,000 - 12,000 SF Zoning Commercial District Lease Rate \$32.50 Additional Rent \$11.00 (estimated) Possession Fall 2027 Christian Jones 780.716.2851 Dean Drysdale 780-953-4585 (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



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