

## \$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	1404
Zoning	Zone 82

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Listing information last updated on August 29th, 2025 at 8:17pm MDT