

\$3,164,000 - 6415 Montrose Boulevard, Beaumont

MLS® #E4267724

\$3,164,000

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 a 4.52 acre Commercial zoned parcel in the rapidly growing municipality of Beaumont. Located in South Beaumont on 29 Avenue between Esso and Fountain Tire with direct exposure to the highway. Commercial District (C) zoning allows for a wide range of potential uses including retail & service, office, restaurant/ cafe and much more. Municipal services brought to property line. Ready for immediate development.



Essential Information

MLS® #	E4267724
Price	\$3,164,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	6415 Montrose Boulevard
Area	Beaumont
Subdivision	Montrose Business Centre
City	Beaumont
County	ALBERTA
Province	AB

Postal Code T4X 0H5

Additional Information

Date Listed October 26th, 2021

Days on Market 1377

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 9:47am MDT