

## \$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       1402

Zoning                 Zone 82

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Listing information last updated on August 28th, 2025 at 3:02am MDT