

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

MLS® #E4267721

**\$2,100,000**

Bedroom, Bathroom,  
Land Commercial on 3.00 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
Acres	3.00
Type	Land Commercial

### Community Information

Address	6701 Montrose Bv
Area	Leduc County
Subdivision	Montrose Business Centre
City	Beaumont
Province	AB
Postal Code	T4X 0C1

**Additional Information**

Date Listed           October 25th, 2021  
Zoning                Commercial District

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