

FOR LEASE

6701 Montrose Boulevard,
Beaumont, Alberta



BEAUMONT PLAZA

REMAX Commercial Excel presents 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.

DETAILS

Size	± 1,000 - 12,000 SF
Zoning	Commercial District
Lease Rate	\$32.50 PSF
Additional Rent	\$11.00 (estimated)
Possession	Fall 2027



STREET
VIEW



MAP
VIEW



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Vice President

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ADDITIONAL INFORMATION



SUBJECT AREA
± 1,000 - 12,000 SF

1.  <i>Tim Hortons</i>	2.   
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ACCESS:

1. Summerside in South Edmonton

13.4 KM, 13 minute drive

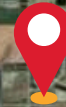
2. Nisku

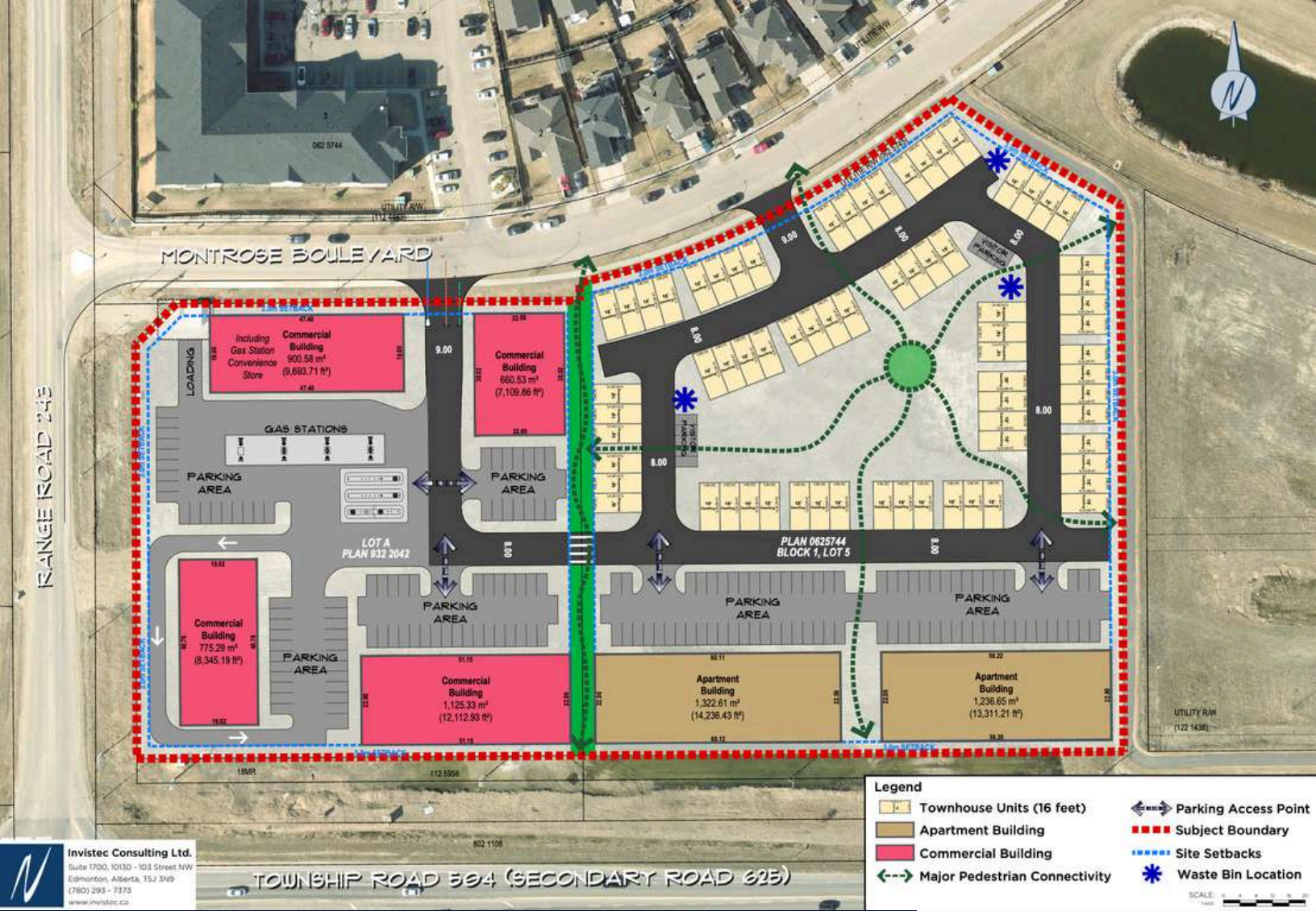
7.2 KM, 8 minute drive

Summerside

Beaumont

Nisku





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CONTACT.

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