FOR LEASE

$32.50 PSF

BEAUMONT PLAZA

6701 Montrose Boulevard, Beaumont, AB

Property Highlights

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.

Address	6701 Montrose Boulevard
Size	± 1,000 - 12,000 SF
Zoning	Commercial District
Lease Rate	$32.50
Additional Rent	$11.00 (estimated)
Possession	Fall 2027

View On Maps

View On Street

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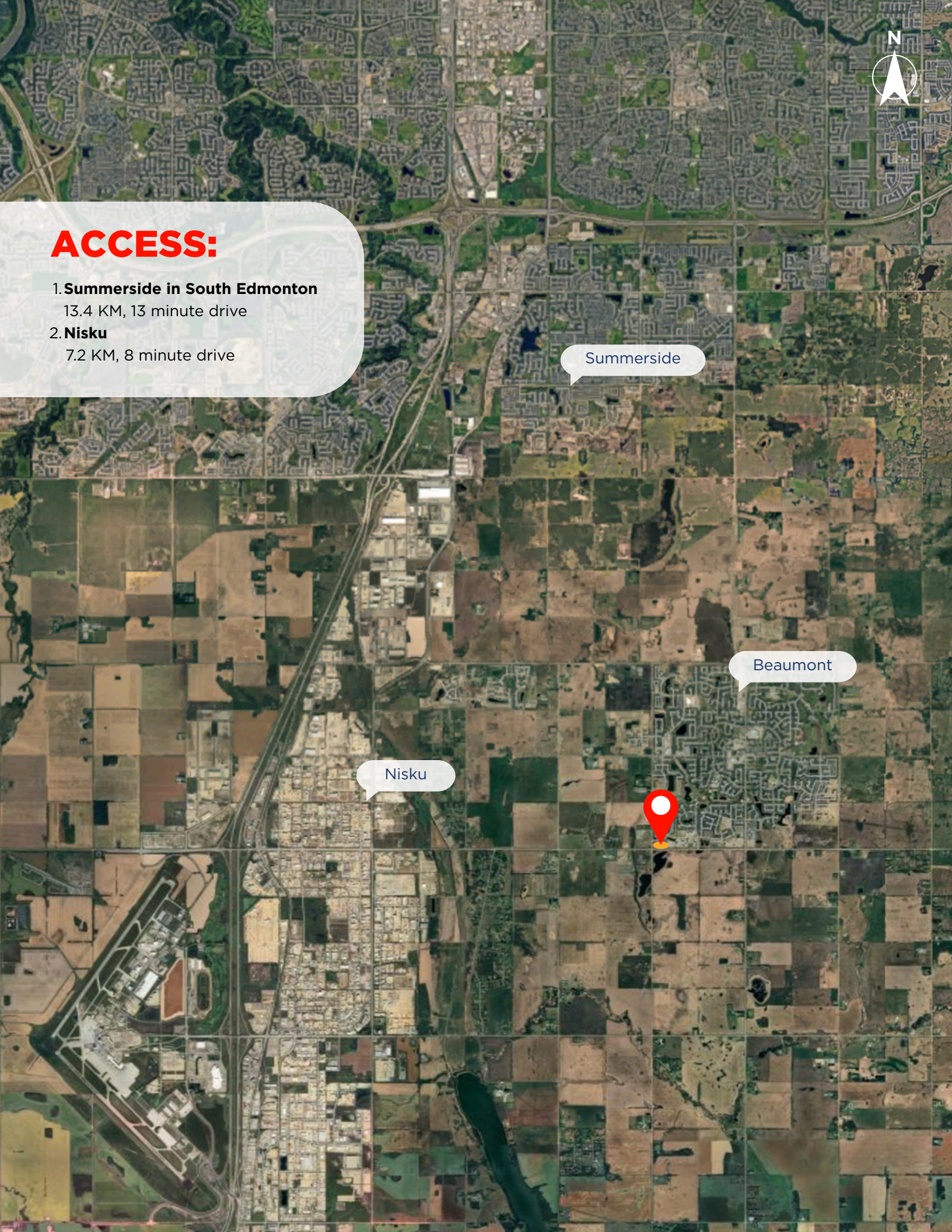
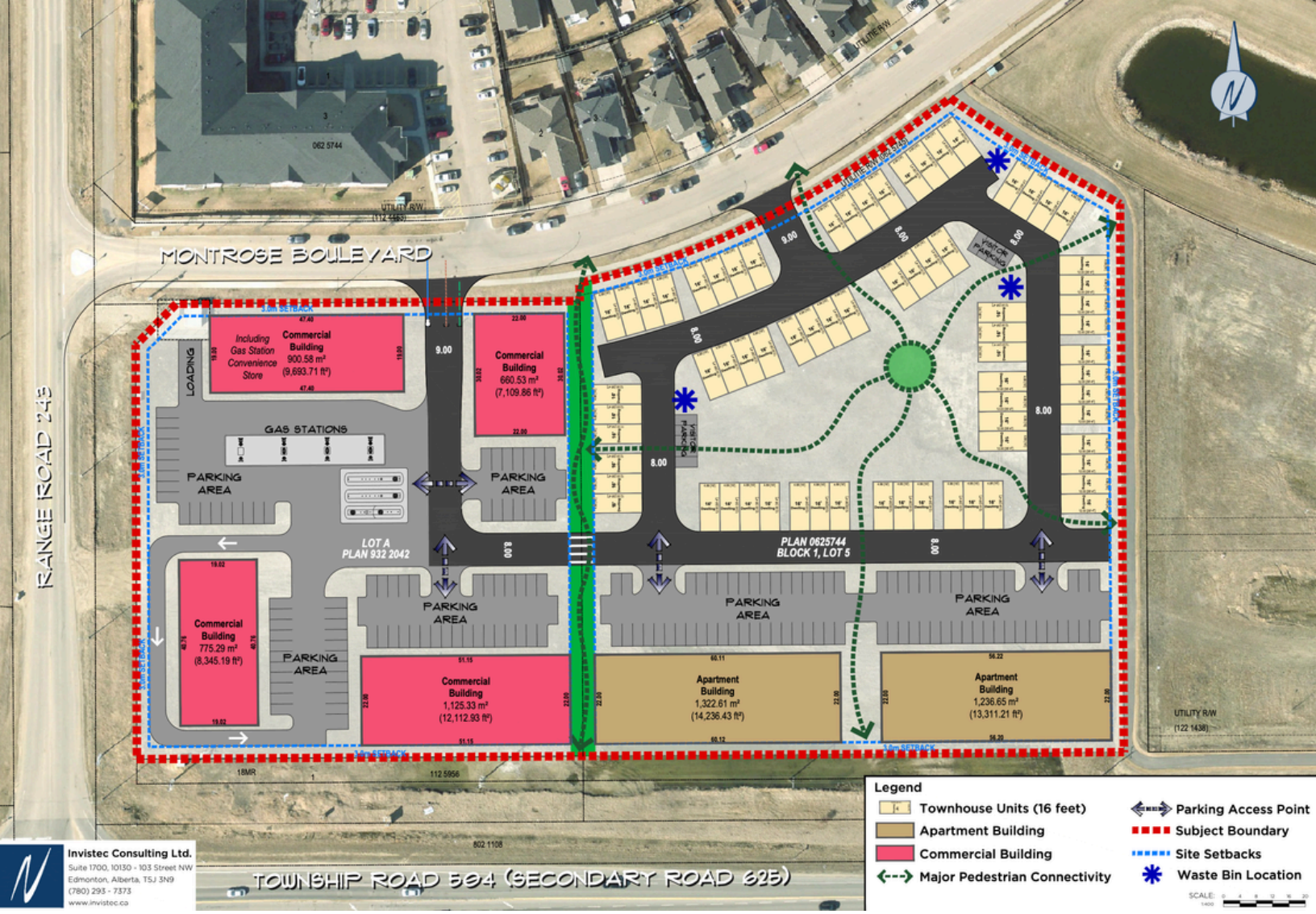
DAY CARE
DAY CARE
PHYSIOTHERAPY
CONVENIENCE STORE
CONVENIENCE STORE
GRILLE
BAKERY

N
Beaumont
RANGE RAOD 243
50 STREET
TOWNSHIP ROAD 504
1
2
SUBJECT AREA
± 1,000 - 12,000 SF
1.
ANYTIME FITNESS
Tim Hortons
2.
NOFRILLS
KFC
A&W

ACCESS:

1. **Summerside in South Edmonton**
   13.4 KM, 13 minute drive
2. **Nisku**
   7.2 KM, 8 minute drive





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