



Multi-Family & Commercial Redevelopment Site

UP TO 5.1 ACRES± BEAUMONT DEVELOPMENT LAND

4701 - 50 AVENUE, BEAUMONT, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

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NAICommercial

Property Highlights

- Assembled development site totaling up to 5.1 acres± for sale
- Site fronts 50th Avenue with 5 adjoining lots and an additional 3.5 acres± adjoining on the south
- Elevated site provides scenic south views
- Just east of St. Vital Catholic Church
- Opportunity for Multi-Family and Commercial Development

**Size of offering is subject to final design approval by the City of Beaumont. At present, site is being presented as a total of 5.1± acres or 1.5± acres or 3.6± acres.*



SALE PRICE: \$4,050,000



4701/03/05/07 & 4701A - 50 Avenue

LEGAL DESCRIPTION	Plan 2893MC, Block 1, Lots 1-4 Plan 9320423, Block 1, Lot 6 & 7 and Plan 1912EO Block A
SIZE	Up to 5.1 acres total
ZONING	IN (Integrated Neighbourhood District)
PROPERTY TAXES	\$29,862.74 (2024)
SALE PRICE	\$4,050,000



22,295
DAYTIME POPULATION



3.2%
ANNUAL GROWTH
2023-2028



\$150,482
AVERAGE HOUSEHOLD
INCOME



\$701M
CONSUMER SPENDING



2,842
EMPLOYEES



357
BUSINESSES

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

CITY OF BEAUMONT

- The City of Beaumont was recognized in Maclean's magazine's ranking of the safest cities in Alberta, a distinction it held for three consecutive years. (emrb.ca)
- Beaumont is considered one of the fastest growing communities in Alberta (per City of Beaumont: 2021 Report to the Community)
- Redevelopment per the City of Beaumont envisions medium density residential with allowances for commercial and residential mixed use developments. See link for further information: <https://www.beaumont.ab.ca/DocumentCenter/View/4644/966-19-Our-Centre-Ville-Area-Redevelopment-Plan>
- Modern amenities - schools K to 12, shopping centres, medical, municipal services, fire and police departments, sport recreation centre, parks and walkways
- Direct access to City of Edmonton, Nisku, Leduc and Edmonton International Airport

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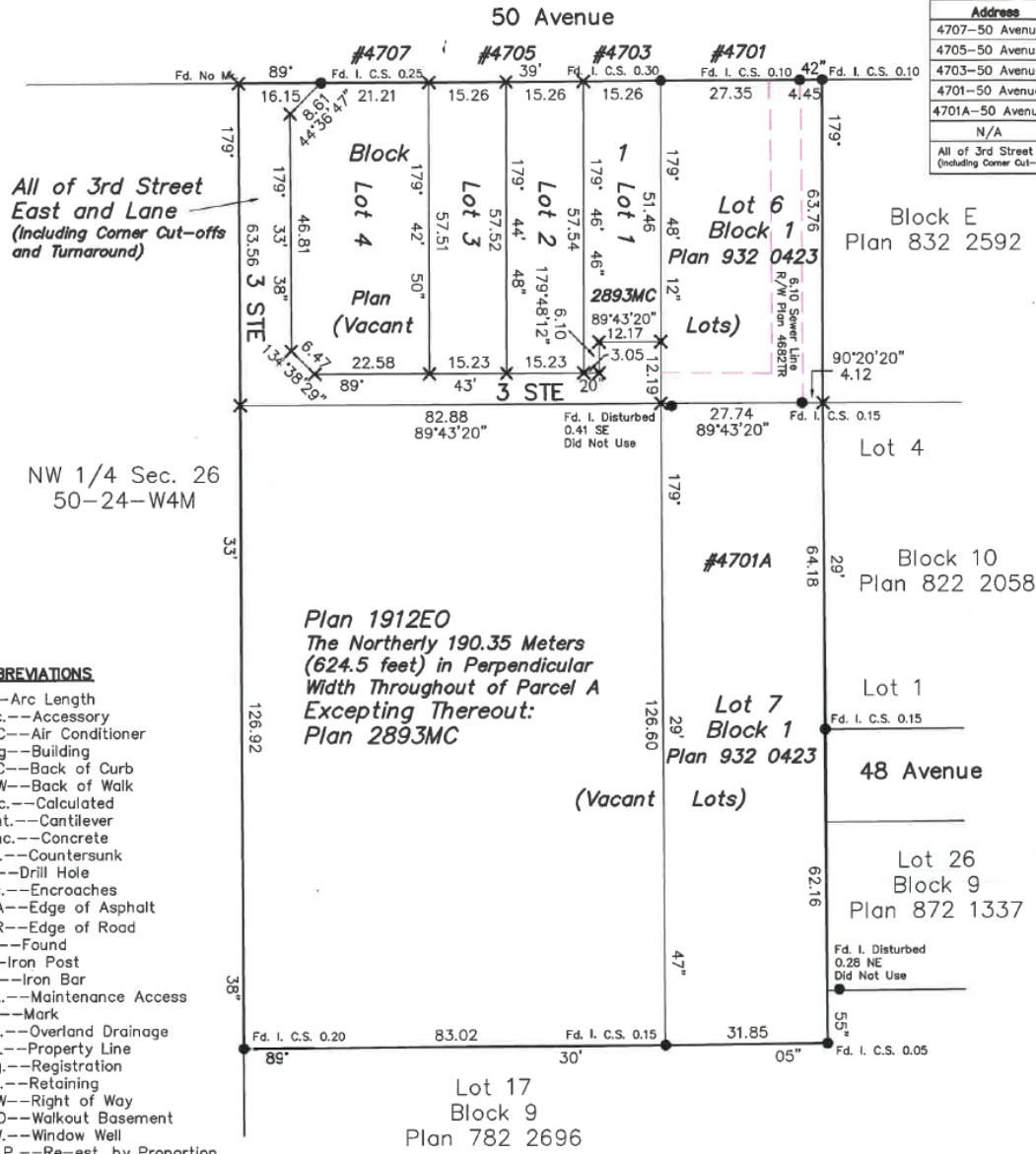
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ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Address Table

Address	Lots	Block	Plan
4707-50 Avenue	4	1	2893MC
4705-50 Avenue	2 & 3	1	2893MC
4703-50 Avenue	1	1	2893MC
4701-50 Avenue	6	1	932 0423
4701A-50 Avenue	7	1	932 0423
N/A	-	A	1912EO
All of 3rd Street East and Lane (Including Corner Cut-offs and Turnaround)	-	1	2893MC



ABBREVIATIONS

- A--Arc Length
- Acc.--Accessory
- A/C--Air Conditioner
- Bldg--Building
- BOC--Back of Curb
- BOW--Back of Walk
- Calc.--Calculated
- Cant.--Cantilever
- Conc.--Concrete
- C.S.--Countersunk
- DH--Drill Hole
- Enc.--Encroaches
- EOA--Edge of Asphalt
- EOR--Edge of Road
- Fd.--Found
- I.--Iron Post
- I.B.--Iron Bar
- M.A.--Maintenance Access
- Mk.--Mark
- O.D.--Overland Drainage
- P/L--Property Line
- Reg.--Registration
- Ret.--Retaining
- R/W--Right of Way
- W/O--Walkout Basement
- W.W.--Window Well
- R.B.P.--Re-est. by Proportion

NOTE:

UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

The following items may not be shown on the RPR:
 -Detached sheds that are less than 10 sq.m.
 -Retaining walls or interior fences that do not define the property line
 -Hot tubs
 -Patios less than 0.60m in height
 -Planters, garden borders and ground level landscaping features

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