

# \$1,268,750 - 6101 29 Avenue, Beaumont

MLS® #E4267724

**\$1,268,750**

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 1.75 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     | \$1,268,750     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 6101 29 Avenue           |
| 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       1283

Zoning                 Zone 82

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Listing information last updated on April 30th, 2025 at 10:32pm MDT