

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

MLS® #E4267724

**\$1,268,750**

Bedroom, Bathroom,  
Land Commercial on 1.75 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
Acres	1.75
Type	Land Commercial

### Community Information

Address	6101 29 Av
Area	Leduc County
Subdivision	Montrose Business Centre
City	Beaumont
Province	AB
Postal Code	T4X 0H5

### Additional Information

Date Listed            October 26th, 2021  
Zoning                 Commercial District

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Listing information last updated on May 17th, 2024 at 11:46pm MDT