



NAI Commercial

FOR SALE

MULTI-FAMILY & COMMERCIAL REDEVELOPMENT SITE

BEAUMONT DEVELOPMENT LAND

50 AVENUE

50 STREET

ILLUSTRATION OF PROPOSED POTENTIAL DEVELOPMENT. FINAL SIZE AND DESIGN SUBJECT TO CITY OF BEAUMONT APPROVAL.

4701-07 - 50 AVENUE
BEAUMONT, ALBERTA

DEVELOPMENT SITE TOTALING UP TO 5.1 ACRES± FOR SALE

Property Highlights:

- Development site totaling up to 5.1 acres± for sale*
- 1.5 acre± development site at 4701/1A/03/05/06 - 50 Avenue
- 3.6 acre± development site at Plan 932-0423, Block 1, Lot 7 and Plan 1912EO Block A

5.1 acres± Sale Price: \$4,050,000

**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.*

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW
Edmonton, AB T6E 4Y1
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4701-4707 - 50 Avenue
BEAUMONT, ALBERTA

FOR SALE

**MULTI-FAMILY &
COMMERCIAL
REDEVELOPMENT SITE**

BEAUMONT DEVELOPMENT LAND

LEGAL DESCRIPTION	Plan 2893MC, Block 1, Lots 1-4 Plan 9320423, Block 1, Lot 6 & 7 and Plan 1912EO Block A
SIZE	1.5 acres± <u>3.6 acres±</u> Up to 5.1 acres total
ZONING	DC (Controlled District)
TAXES (2022)	\$27,499.31
SALE PRICE	\$4,050,000

CITY OF BEAUMONT

- Ranked safest community in Alberta by Macleans magazine for 2nd year running
- Current population 24,179 (2022)*
- 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



34.2
AVERAGE AGE
OF POPULATION*



24,179
BEAUMONT
POPULATION
2022*



2.8%
POPULATION
GROWTH
2022-2027*



1,741
BUSINESSES IN AREA*
23,023
EMPLOYEES IN AREA*



7,572
HOUSEHOLDS
2.9%
ANNUAL HOUSEHOLDS
GROWTH 2022-2027

2022 CoStar Demographics*



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4301-K KPS22