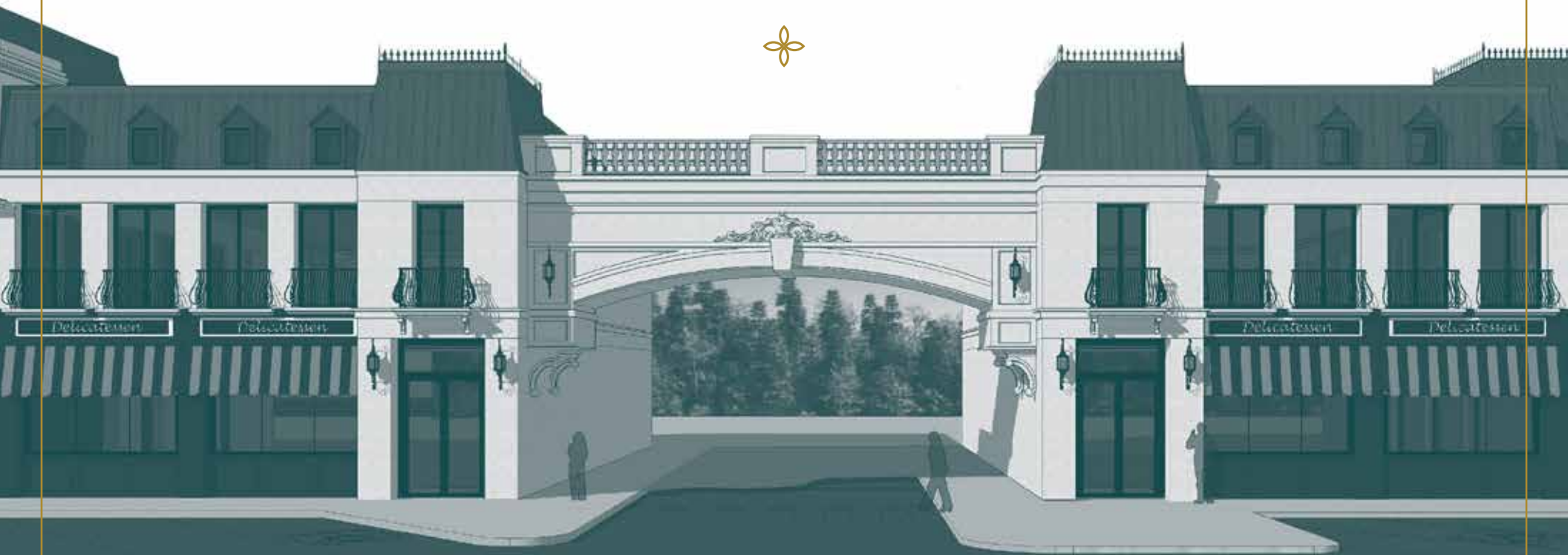


MIXED-USE RETAIL, OFFICE & MEDICAL

# FOR SALE / LEASE

— 30 AVE & 60 ST BEAUMONT —



**AVAILABLE Spring 2023**  
PRE-CONSTRUCTION PRICING FOR Spring 2023 DELIVERY



**PLACE LA ROSE  
DU MARAIS**



# OPPORTUNITY

## BEAUMONT'S ONLY BOUTIQUE, WALKABLE SHOPPING EXPERIENCE



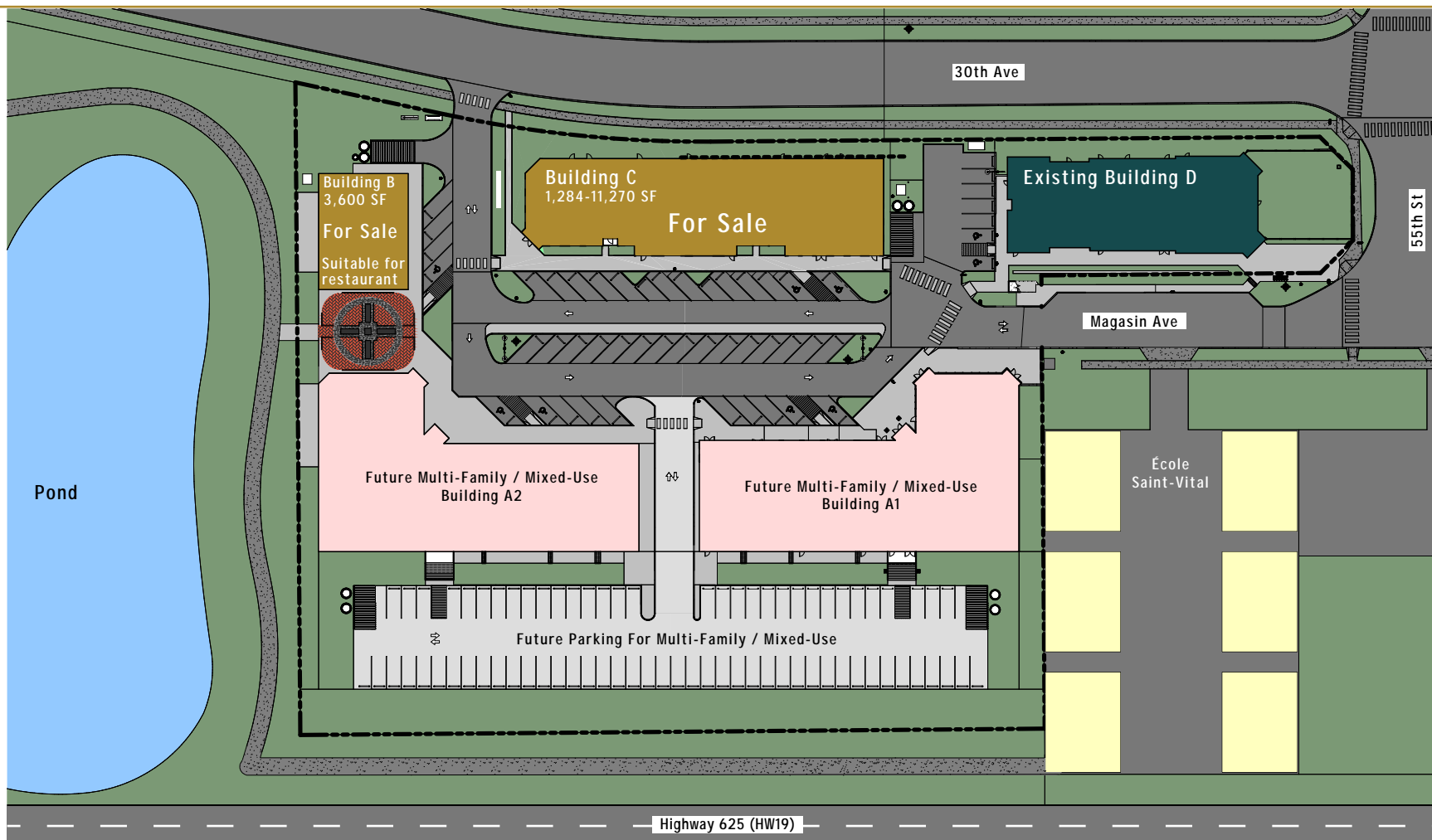
RETAIL & RESTAURANT FROM 1,210 SF – 11,270 SF

OWN OR LEASE IN BEAUMONT'S PREMIER NEIGHBOURHOOD.

IDEAL FOR DISCERNING BUSINESS OWNERS AND OPERATORS SEEKING  
TO DIFFERENTIATE MEANINGFULLY FROM THEIR PEERS.



# SITE PLAN



## HIGHLIGHTS

Located in one of Alberta's most affluent communities with median household income of \$134,443 (51.2% greater than the average Edmonton household at \$88,900).

Captive, under-served market in south Beaumont with few retail alternatives.

One of the Capital Region's youngest communities with 56% of residents under 30 years of age (compared to 49% for Edmonton).

Beaumont's only Parisian-themed walkable shopping experience.

Part of a close-knit community near three K-9 schools and within an established neighbourhood.

Excellent access and exposure, with multiple access/egress points.

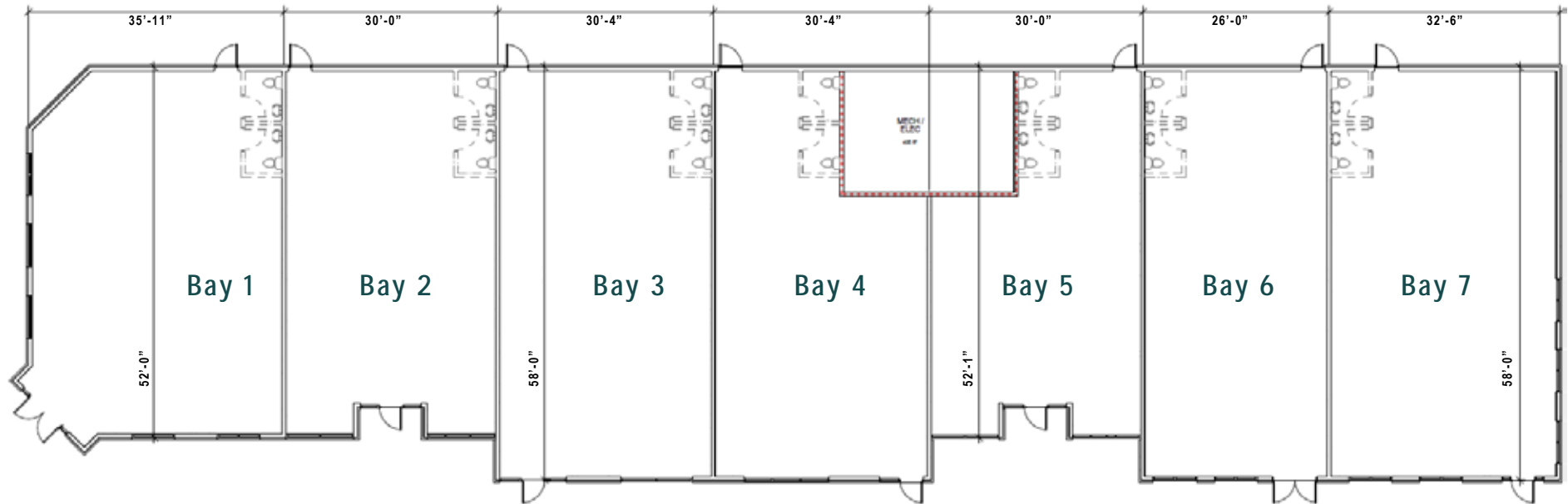
Various opportunities for restaurants, cafes, retail, professional services, and medical businesses.

High amenity value – park/pond/multi-use trail within walking distance.

# NOW SELLING BUILDING B & C



## Building C

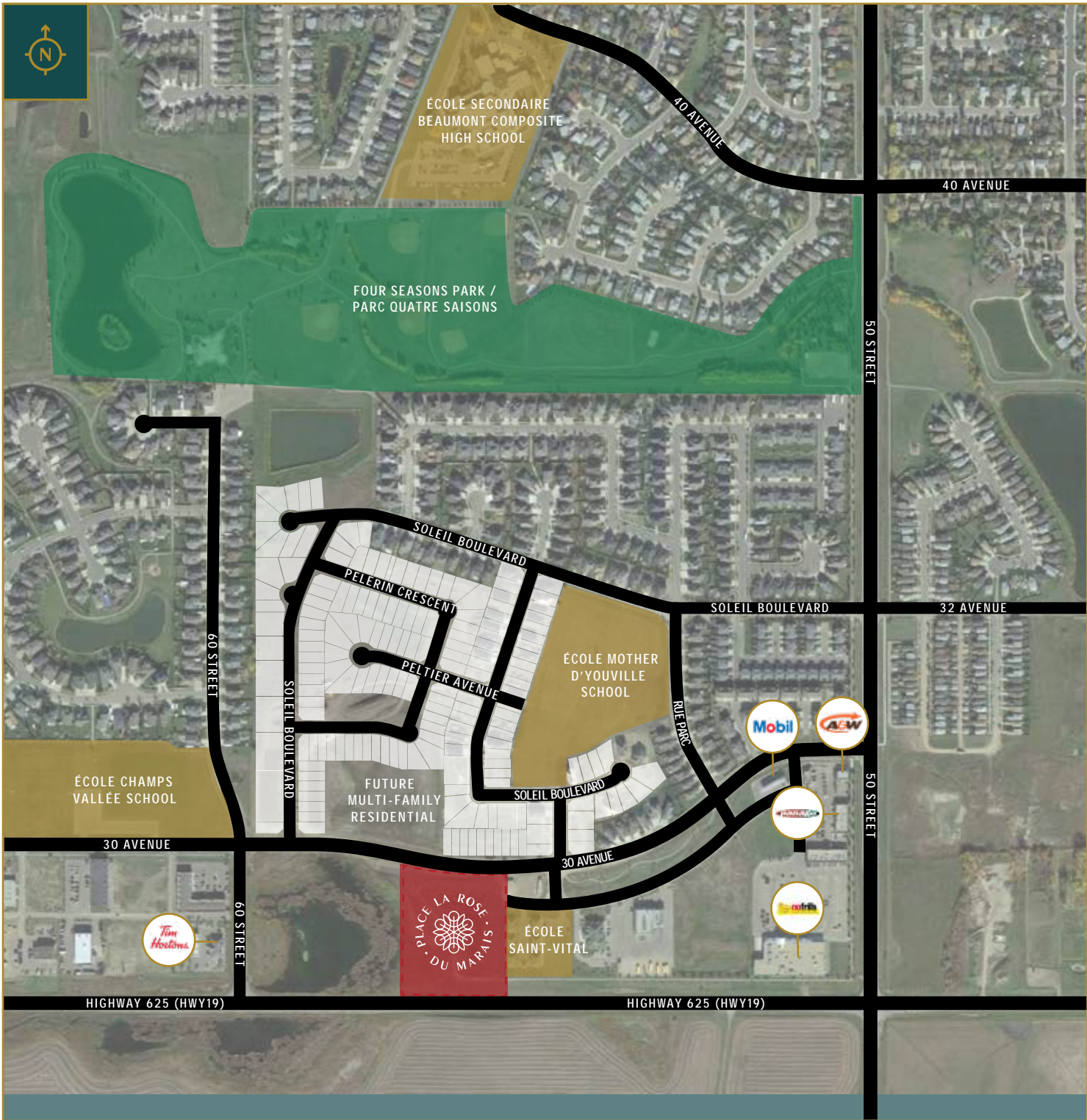


UNIT	GROSS SQUARE FOOTAGE	WIDTH X DEPTH
Bay 1	1,814 SF	35'-11" x 52'
Bay 2	1,505 SF	30' x 52'
Bay 3	1,754 SF	30'-4" x 58'
Bay 4	1,532 SF	30'-4" x 58'
Bay 5	1,284 SF	30' x 52'-1"
Bay 6	1,506 SF	26' x 58'
Bay 7	1,875 SF	32'-6" x 58'

CREATIVE FINANCING OPTIONS  
AND VTB LOAN AVAILABLE







**BASIC RENT**  
Market

**OP COSTS**  
Market

**LEGAL ADDRESS**  
Lot 10, Blk 5, Plan 1521520

**PARKING**  
238 Stalls

**SIGNAGE**  
Pylon and fascia

**ACCESS**  
Multiple access/egress points

## CONTACT

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**CENTURY 21.**  
All Stars Realty Ltd.