

**HIGH PROFILE &
EXCELLENT VISIBILITY**



(AFN Ltd.)
A. Bhanji & Associates

Montrose Commercial Serviced Lots

Beaumont, Alberta



Property Highlights

- Fully commercial serviced lots located in Beaumont, Alberta
- High profile location with highway visibility
- Lots previously sold for an average of \$480,000/acre
- Proposed uses could include: Medical Centre, Professional Building, Financial/Banking Institutions, Condo Office Complex, Family Restaurant, Storage Facilities and more
- 10 commercially serviced lots ranging from 1.06 Acres to 4.86 Acres

Property Location

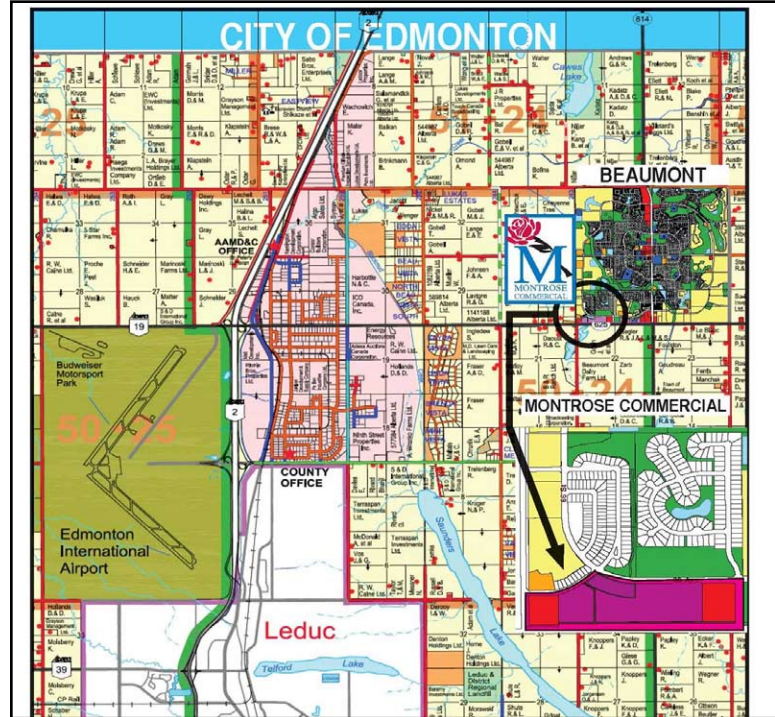
Montrose Commercial surpasses the typical suburban commercial development. It offers the perfect business community in the perfect location. Excellent visibility from one of the busiest thoroughfares, yet is uniquely positioned to avoid rush hour crush, with multiple routes available. An area zoned for Commercial Town Centre District (CTC) and Commercial Business Park (CBP), it is the latest and only commercial development in Beaumont. An ideal investment, situated on the southwest corner of the town, where 60th Street and Nisku Highway (625) intersect. From here Highway 2 and Nisku are only 3 minutes away whilst Edmonton and the International Airport is only 10 minutes away. Current clients include: Esso, Tim Hortons, Beaumont Automotive, Strip Malls and a perfectly situated Holiday Inn.

With the recent announcement of Port Alberta and CN Yards, Montrose Commercial could serve as an ideal location for a variety of commercial developments.

Comments:

- Average appraised value (Feb 2009) of \$541,502.45/acre
- Wholesale price of \$340,000/acre (entire 24.53 acres)

Property Map



- Join Esso, Tim Hortons, Holiday Inn and more
- Prime location and excellent highway visibility

