FOR SALE

EAST PINE

4607 32 Ave, Beaumont

+/- 3.3 ACRE MULTI-FAMILY DEVELOPMENT OPPORTUNITY



LANDREX

#206 Summit Centre
200 Boudreau Road
St. Albert, AB T8N 6B9
landrex.com

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MULTI-FAMILY OPPORTUNITY

EAST PINE

East Pine sits at 4607 32 Ave in Beaumont, a growing community immediately south of Edmonton and eight kilometres from the Edmonton International Airport. The site is bordered by established single family neighbourhoods, with retail and services along 50 St.

Beaumont has added residents steadily while its housing stock remains weighted toward single detached homes, supporting demand for attached and rental product close to the town centre and the commuter routes into Edmonton.



24,870	35.2	$164,257	23%	48,300
POPULATION	MEDIAN AGE	AVERAGE HOUSEHOLD INCOME	POPULATION GROWTH OVER FIVE YEARS	PROJECTED POPULATION BY 2044


50 ST
TOWNSHIP RD 504
Tim Hortons
ANYTIME FITNESS
Esso
Fountain Tire
IRON LORE
A&W
CO-OP
FIREHOUSE SUBS
KFC
Vjrsa
NOFRILLS

AERIAL

GET IN TOUCH

For additional information on the East Pine multifamily opportunity, including site details, servicing timelines and development considerations, please contact our team.

SOLMAZ CHIARELLO

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KYLE WATKINS

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