

COMMERCIAL



INVEST IN

BEAUMONT



Join us
by building
tomorrow,
today! →

beaumont.ab.ca/investinbeaumont



BRING YOUR BUSINESS TO BEAUMONT and access a flourishing market, eager for the convenience and quality of your retail goods and services. With sustained residential growth, our community offers you prime commercial opportunities.



More than **20,000**
vehicle trips daily



Average household
spent **\$116,000** on
commercial goods
in 2024



High speed internet
service is available
over a fibre optic
broadband network

Located minutes from several major employment centres, Beaumont is home to a vibrant mix of young professionals, families, and skilled tradespeople looking for diverse shopping and services.

Our Growing Community

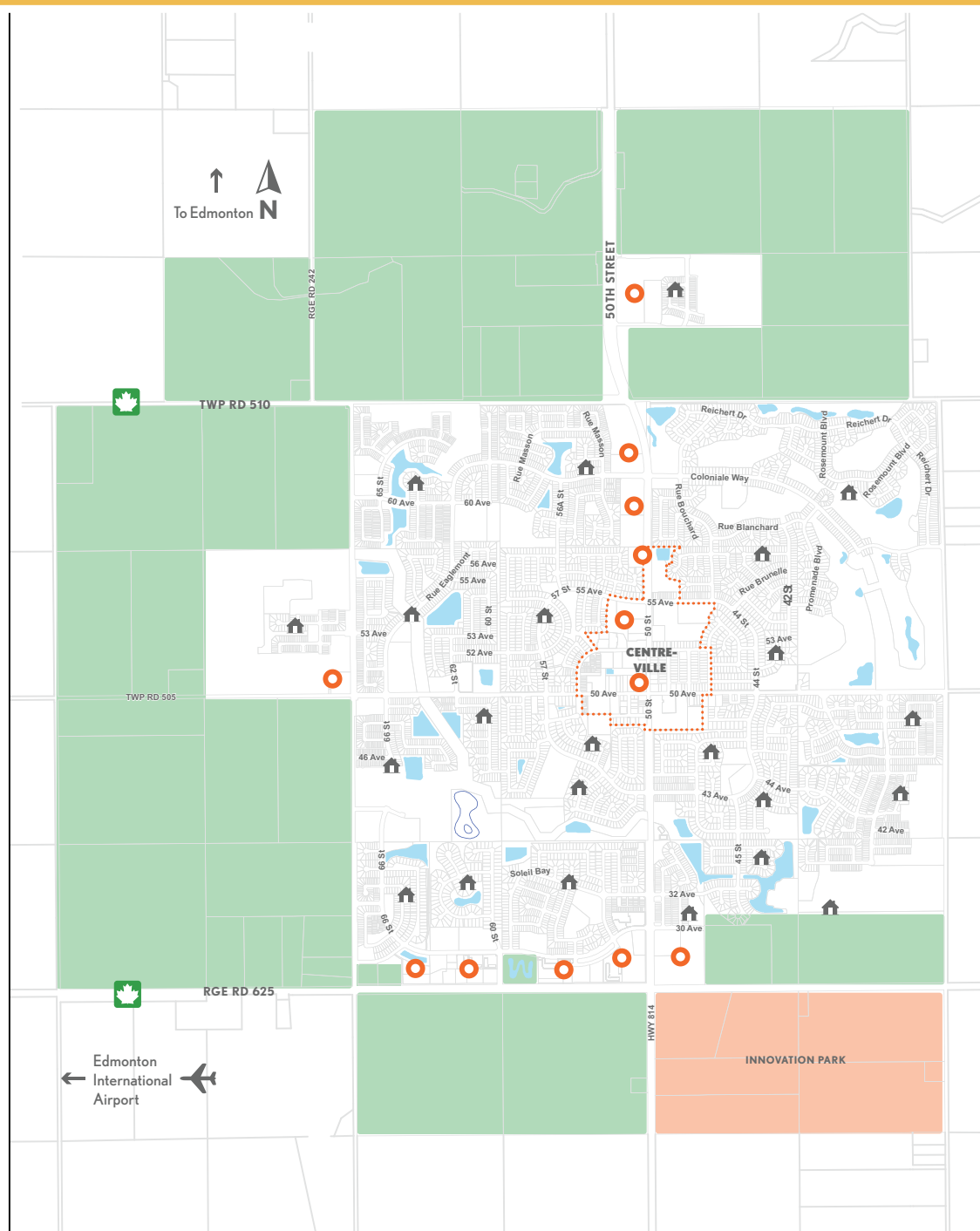
Welcome to Western Canada's third-fastest-growing community and the fastest-growing city in the Edmonton Metropolitan Region. We have tripled in size over the past 20 years with an average annual population growth of 5.6 per cent, and we are projecting to reach nearly 30,000 residents by 2029.

New Commercial Developments



Beaumont's Centre-Ville redevelopment strategy is creating a charming urban core in the heart of the community. Infrastructure enhancements, improved streetscapes, and multi-story mixed-use residential buildings make this a vibrant dynamic city for living and commerce. Our main street is a lively and walkable area with free parking.

Elevate your business in our newest neighborhoods where opportunity is on the rise in every quadrant of the city. They aren't just places to live—they're thriving areas ready for your next commercial venture. These expanding districts are great locations with strong market potential, making them ideal for your business to succeed in the long term.

Key Commercial and Retail Locations



LEGEND

-  Commercial
-  Centre-Ville
-  Expected Growth Opportunities
-  Residential

\$37.5 million in commercial permits
were issued in 2024 alone, surpassing the
total value of \$32 million issued in 2023.



High Incomes and a Strong Consumer Base

Our financial strength and consumer purchasing power create promising market potential for commercial and retail opportunities.

Our residents state a strong preference for shopping locally when provided with appealing products and services and there is significant untapped potential for commercial and retail growth. In 2023, residents spent \$663 million on commercial goods. Of this, \$150 million was spent in Beaumont.

Our consumer base expands well beyond the city's borders. In addition to our fast-growing population, Beaumont also serves a much larger trade area of over 65,000 people including neighbouring communities.

Residents' earnings exceed the provincial and national average, with an annual median household income of \$162,250 and an average of \$116,000 spent on consumer goods each year.*

A City on the Move

Development is taking off, with the value of permits increasing an average of 37 per cent each year since 2020. In 2024, development permits reached \$213 million, exceeding \$100 million for the third consecutive year.

Forty three new commercial and commercial improvement permits were issued in 2024 for a value of \$37.5 million, a 17 per cent increase from the year prior.

*source: Environics 2024



This city is filled with wonderful people that love to support a small business, which has kept my business vibrant for 27 years. – DENISE B.

Competitive Non-Residential Taxes

Our non-residential tax rate of 9.59 per cent is among the lowest combined non-residential tax rates in the Edmonton Metropolitan Region. This represents significant cost savings for businesses and investors.

	2024 TAX RATE (MILLS)	2023 TAX RATE (MILLS)	2024 TAX PER \$1 MILLION ASSESSMENT
Beaumont	9.59	9.50	\$9,598
Edmonton	22.66	20.86	\$22,663
Stony Plain	9.09	5.73*	\$9,093
Leduc	9.48	9.62	\$9,482
Fort Saskatchewan	9.85	9.73	\$9,853
Spruce Grove	10.46	9.87	\$10,464
Strathcona County	10.33	9.67	\$10,333
St. Albert	10.67	12.54	\$10,673

** Does not include protective services tax.*



Trade Area



Key Statistics

Population – 24,688*

Primary trade area – 66,937

Regional population – 1 million people
within 30 kilometres

Located only 15 minutes from the Edmonton International Airport, our trade area is strategically located with direct access to the CANAMEX trade corridor and Queen Elizabeth II Highway.

source: Environics 2024

*2024 population counts

Highly Skilled and Educated Workforce

Forty per cent of our residents are employed in a natural resources, sciences, trades, manufacturing, or utilities related career. More than 64 per cent of residents have strong competencies and skillsets through apprenticeships, trades, and college certificates, which means employers will not have to look far to find a skilled workforce.

A Warm, Welcoming Community

Beaumont welcomes people from all walks of life and is dedicated to creating an inclusive community where everyone—residents and businesses alike—feels a sense of belonging.

Innovation Park

Beaumont's Innovation Park is a place for bright minds to pursue bold ideas. The Alberta Motor and Transport Association plans to establish a best-in-class campus to anchor the Innovation Park, supporting commercial transportation, law enforcement training, and technological advancement, which will attract other developments, businesses, and institutions.

Located only 15 minutes from the Edmonton International Airport, this district is strategically located with direct access to the CANAMEX trade corridor and Queen Elizabeth II Highway.

As the Edmonton Metropolitan Region gains international recognition as Alberta's innovation centre, the Innovation Park will be a magnet for additional investment and economic growth, creating employment and spin off opportunities for the city, and the region.





5600 49 Street, Beaumont, AB T4X 1A1

780-242-8786

InvestinBeaumont@beaumont.ab.ca

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