

## \$575,000 - 104 5505 Magasin Avenue, Beaumont

MLS® #E4393034

**\$575,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Chaleureuse Business Park, Beaumont, AB

Own or lease your own building today. 1948 sq ft main floor in Magasin Business Park. Each building has its own title within a bare land condo. Built to accommodate a variety of users such as medical, legal, retail, office or professionals. All wood frame construction, clear span, and framed for a 16' x 10' overhead door. Each building is individually serviced for utilities. Total of 30 parking stalls. High exposure from Hwy 625 & Magasin avenue.

Built in 2010

### Essential Information

MLS® #	E4393034
Price	\$575,000
Bathrooms	0.00
Acres	0.00
Year Built	2010
Type	Retail
Status	Active

### Community Information

Address	104 5505 Magasin Avenue
Area	Beaumont
Subdivision	Chaleureuse Business Park
City	Beaumont
County	ALBERTA



Province AB  
Postal Code T4X 1V8

Exterior

Exterior Wood Frame  
Construction Wood Frame

Additional Information

Date Listed June 17th, 2024  
Days on Market 364  
Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 16th, 2025 at 4:17pm MDT