

\$0 - 5305 Magasin Avenue, Beaumont

MLS® #E4440643

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Chaleureuse Business Park, Beaumont, AB

Prime commercial lease opportunity in the heart of Beaumont's growing retail corridor. Located in the modern Bryant Heritage Plaza, this high-visibility retail offers excellent exposure from Highway 625 and 50th Street, and is situated next to major anchors like No Frills and A&W. The plaza is surrounded by over 8,000 residential dwellings and established businesses such as insurance offices, a yoga studio, dental clinic, and gym, with additional demand from nearby Leduc County, home to approximately 5,000 dwellings. Zoned C2, this unit is suitable for a variety of uses including retail, health services, professional offices, restaurants, and salons. The space features ample parking.

Built in 2007

Essential Information

MLS® #	E4440643
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Retail
Status	Active

Community Information

Address	5305 Magasin Avenue
Area	Beaumont



Subdivision	Chaleureuse Business Park
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1T9

Exterior

Exterior	Brick, Concrete
Construction	Brick, Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 82

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Listing information last updated on June 16th, 2025 at 7:17am MDT