# \$0 - 110 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

Lease Rate \$32

Bathrooms 0.00 Acres 0.00

Year Built 2007

Type Retail

Status Active

## **Community Information**

Address 110 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 148

Zoning Zone 82

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Listing information last updated on October 31st, 2025 at 7:32pm MDT