\$0 - 111 5305 Magasin Avenue, Beaumont

MLS® #E4440070

\$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 2016

Essential Information

MLS® # E4440070

Lease Rate \$32

Bathrooms 0.00

Acres 0.00

Year Built 2016

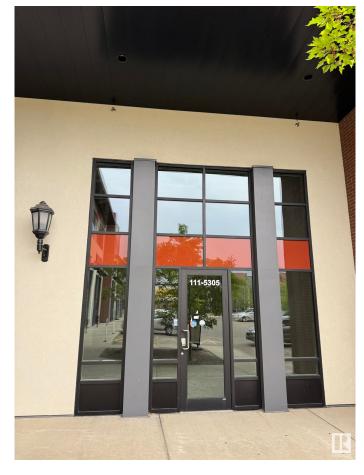
Type Retail

Status Active

Community Information

Address 111 5305 Magasin Avenue





Area Beaumont

Subdivision Chaleureuse Business Park

City Beaumont County ALBERTA

Province AB

Postal Code T4X 1T9

Exterior

Exterior Concrete, Metal Construction Concrete, Metal

Additional Information

Date Listed June 3rd, 2025

Days on Market 137

Zoning Zone 82

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Listing information last updated on October 18th, 2025 at 5:17pm MDT