

# \$0 - 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 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2016     |
| 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     | Concrete, Metal |
| Construction | Concrete, Metal |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 12             |
| 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 15th, 2025 at 9:47am MDT