

## \$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 7:02am MDT