

\$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 |
| 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

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|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 72 |
| Zoning | Zone 82 |

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Listing information last updated on August 14th, 2025 at 9:18am MDT