

## \$619,000 - 5305 Magasin Avenue, Beaumont

MLS® #E4437201

**\$619,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Chaleureuse Business Park, Beaumont, AB

Prime Investment Opportunity in Beaumont. This commercial property is ideal for investors or business owners looking to operate their own venture. Currently operating as a salon and spa, with the option to continue or introduce a new business such as retail, health services, or office use. Located in a busy plaza, the property is surrounded by approximately 8,000 residential dwellings and complemented by established businesses including insurance offices, a yoga studio, dental clinic, gym, and more. Conveniently situated near Leduc County, which has around 5,000 dwellings, and a large portion of its residents rely on Beaumont for their commercial needs.

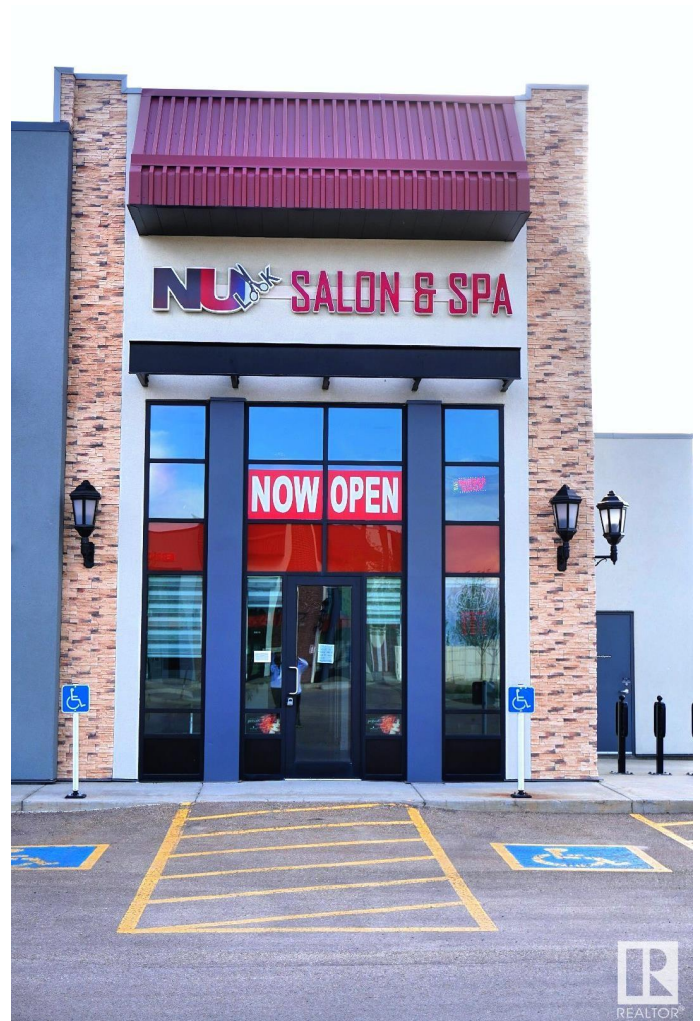
Built in 2017

### Essential Information

MLS® #	E4437201
Price	\$619,000
Bathrooms	0.00
Acres	0.00
Year Built	2017
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 1V8

### **Exterior**

Exterior	Brick, Concrete, Metal
Construction	Brick, Concrete, Metal

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	32
Zoning	Zone 82

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Listing information last updated on June 15th, 2025 at 4:47pm MDT