

# \$0 - 110 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 | 110 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 | 102            |
| Zoning         | Zone 82        |

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Listing information last updated on September 15th, 2025 at 9:17pm MDT