

# \$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

Date Listed	June 3rd, 2025
Days on Market	86
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 August 28th, 2025 at 2:32am MDT