

# **\$619,000 - 101 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.

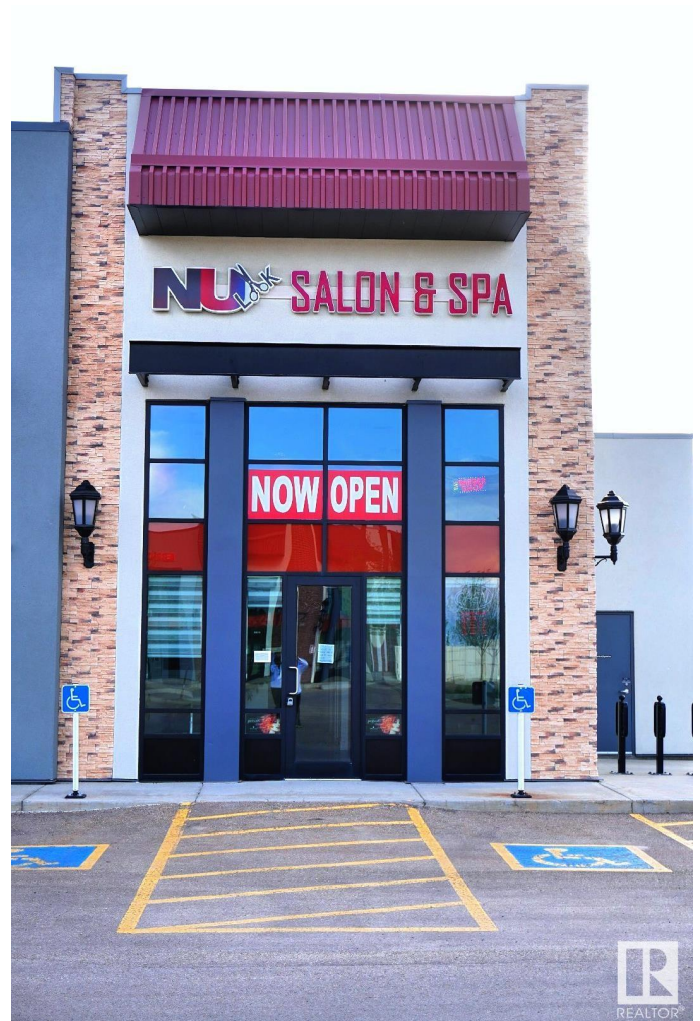
Built in 2017

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4437201  |
| Price      | \$619,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2017      |
| Type       | Retail    |
| Status     | Active    |

## **Community Information**

Address 101 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 | 106            |
| Zoning         | Zone 82        |

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Listing information last updated on August 28th, 2025 at 7:02pm MDT