

## \$419,900 - # #118 5305 Magasin Av, Beaumont

MLS® #E4337627

**\$419,900**

Bedroom, Bathroom, 1,365 sqft

Retail on 0.00 Acres

Chaleureuse Business Park, Beaumont, AB

1,365 SF of prime South Beaumont retail or medical space. Located in Bryant Heritage Plaza, a predominantly medical/professional site located shadow anchored by No Frills. Located in a growing family community, the site is close to two schools and easy access to the population. Existing uses include: Daycare, dentist, optometrist, psychologist, chiropractor and person service shops! Highly visible from Highway 625 and 50 Street!

Built in 2017

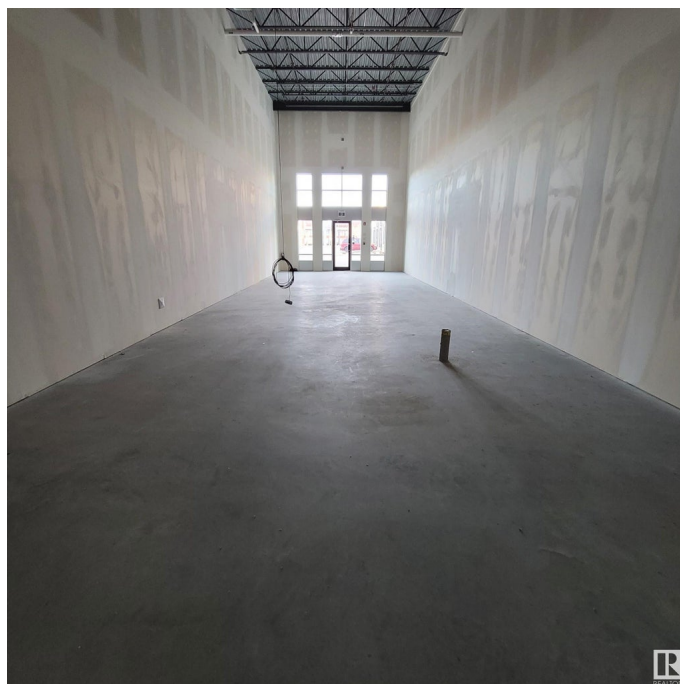
### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4337627  |
| Price          | \$419,900 |
| Square Footage | 1,365     |
| Acres          | 0.00      |
| Year Built     | 2017      |
| Type           | Retail    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | # #118 5305 Magasin Av    |
| Area        | Leduc County              |
| Subdivision | Chaleureuse Business Park |
| City        | Beaumont                  |
| Province    | AB                        |
| Postal Code | T8N 7V5                   |

### Exterior



Construction            Steel Frame

**Additional Information**

Date Listed            April 27th, 2023

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Listing information last updated on May 14th, 2024 at 12:16pm MDT