

## \$320,000 - 208 5305 Magasin Avenue, Beaumont

MLS® #E4417629

**\$320,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Chaleureuse Business Park, Beaumont, AB

Bryant Heritage Plaza is a new highly visible development in south, next to A&W and NoFrills on 30th Ave and 50th Street Beaumont. The plaza is at the walking distance from two schools and fast paced developing community of Chaleureuse business Park. There are only a few units left on main and second floor available for lease or purchase. The immediate possession is available and can accommodate various sizes of businesses and offices. Please come forward with your business idea for success at this highly desired location.

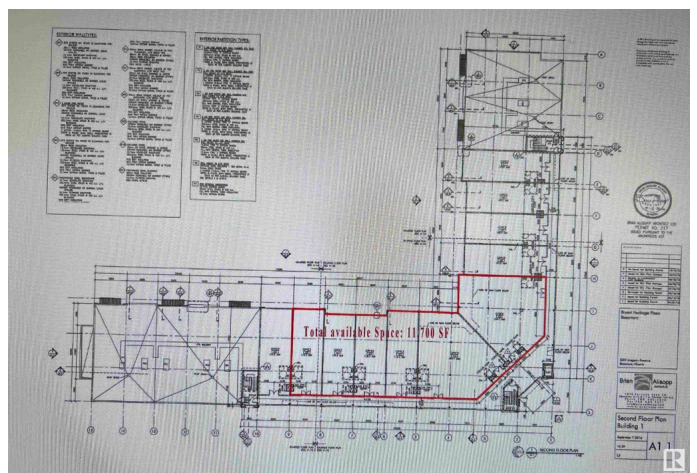
Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4417629  |
| Price      | \$320,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2017      |
| Type       | Office    |
| Status     | Active    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 208 5305 Magasin Avenue   |
| Area        | Beaumont                  |
| Subdivision | Chaleureuse Business Park |



|             |          |
|-------------|----------|
| City        | Beaumont |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T4X 1V8  |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Brick |
| Construction | Brick |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2025 |
| Days on Market | 157                |
| 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 June 16th, 2025 at 12:47pm MDT