

## \$575,000 - 104 5505 Magasin Avenue, Beaumont

MLS® #E4393034

**\$575,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Chaleureuse Business Park, Beaumont, AB

Own or lease your own building today. 1948 sq ft main floor in Magasin Business Park. Each building has its own title within a bare land condo. Built to accommodate a variety of users such as medical, legal, retail, office or professionals. All wood frame construction, clear span, and framed for a 16' x 10' overhead door. Each building is individually serviced for utilities. Total of 30 parking stalls. High exposure from Hwy 625 & Magasin avenue.

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4393034  |
| Price      | \$575,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2010      |
| Type       | Retail    |
| Status     | Active    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 104 5505 Magasin Avenue   |
| Area        | Beaumont                  |
| Subdivision | Chaleureuse Business Park |
| City        | Beaumont                  |
| County      | ALBERTA                   |



Province AB  
Postal Code T4X 1V8

Exterior

Exterior Wood Frame  
Construction Wood Frame

Additional Information

Date Listed June 17th, 2024  
Days on Market 381  
Zoning Zone 82

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Listing information last updated on July 3rd, 2025 at 3:02am MDT