

ROYAL LEPAGE®

Gateway Realty

ROYAL LEPAGE GATEWAY REALTY

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MAGASIN BUSINESS PARK

RICHARD LEBLANC
780.986.8407



FOR SALE

5505 Magasin Avenue
Beaumont, AB

EACH BUILDING 1948 SQ. FT.
UNITS 1-6

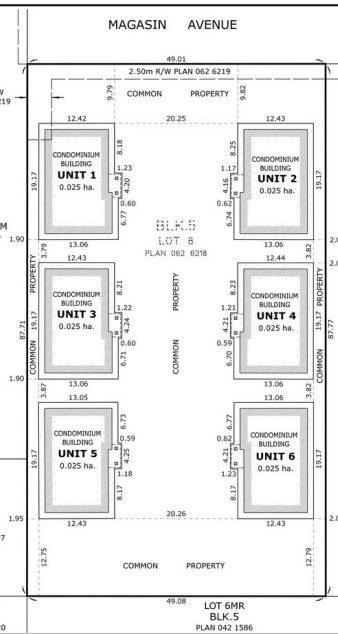
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T 780.986.8407 F 780.986.4494
#5,5110-50 ST, LEDUC, AB, T9E-6Z6

lesale@telusplanet.net
lesale.ca



FOR SALE. SIX INDIVIDUAL BUILDINGS IN MAGASIN BUSINESS PARK, EACH ON SEPARATE TITLE, WITHIN A BARELAND CONDO. HIGH EXPOSURE FROM HWY 625 & MAGASIN AVENUE. BUILT AS A BUSINESS PARK TO ACCOMMODATE A VARIETY OF USERS SUCH AS MEDICAL, LEGAL, RETAIL, OFFICE OR PROFESSIONALS. EACH BUILDING IS 1948 SQ FT, WOOD FRAME CONSTRUCTION, ALL BUILDINGS FRAMED FOR 16' X 10' OVERHEAD DOORS. TOTAL OF 38 PARKING STALLS.

PROPERTY DETAILS

MUNICIPAL ADDRESS: 5505 - MAGASIN AVENUE, BEAUMONT, AB

SALE PRICE: \$575,000

LEGAL DESCRIPTION: UNITS 1-6
PLAN T.B.D.

POSSESSION: SEPT. 1, 2024

ZONING: COMMERCIAL

TYPE OF SPACE: MULTI USE



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