



FOR LEASE

\$22.00 PSF

PRIME OFFICE SPACE

#205 5302 50 Street, Beaumont, AB T4X 1E5

Property Description

Located in the Heart of Beaumont, this bright and spacious second-floor office space is now available for lease. Ideal for businesses, and professional services looking for a professional, well-maintained environment, the office offers a variety of amenities & flexible lease terms.

Perfect for the Corporates, Professional Service Providers, Medical Clinics etc. It's located on Prime Location & Easily accessible in the vibrant community of Beaumont, just minutes from major routes and amenities.

Over 2500 sqft with an open layout perfect for a variety of business uses. Large windows offering plenty of natural light and a comfortable working atmosphere. Offer Amenities of Shared kitchenette, restroom facilities, Elevator and ample parking for staff and clients. Close to bus routes for ease of access.

Space can be tailored to suit your business needs. Don't miss this opportunity to establish your business, professional practice in a Fastest growing and thriving community of Beaumont.

± 2,575 SQFT.
SUBJECT SPACE

MS-Main Street District
ZONING

\$12.00 PSF
(2024)
OP COSTS

\$22.00 PSF
LEASE RATE

2018
YEAR BUILT

RE/MAX
COMMERCIAL[®]
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



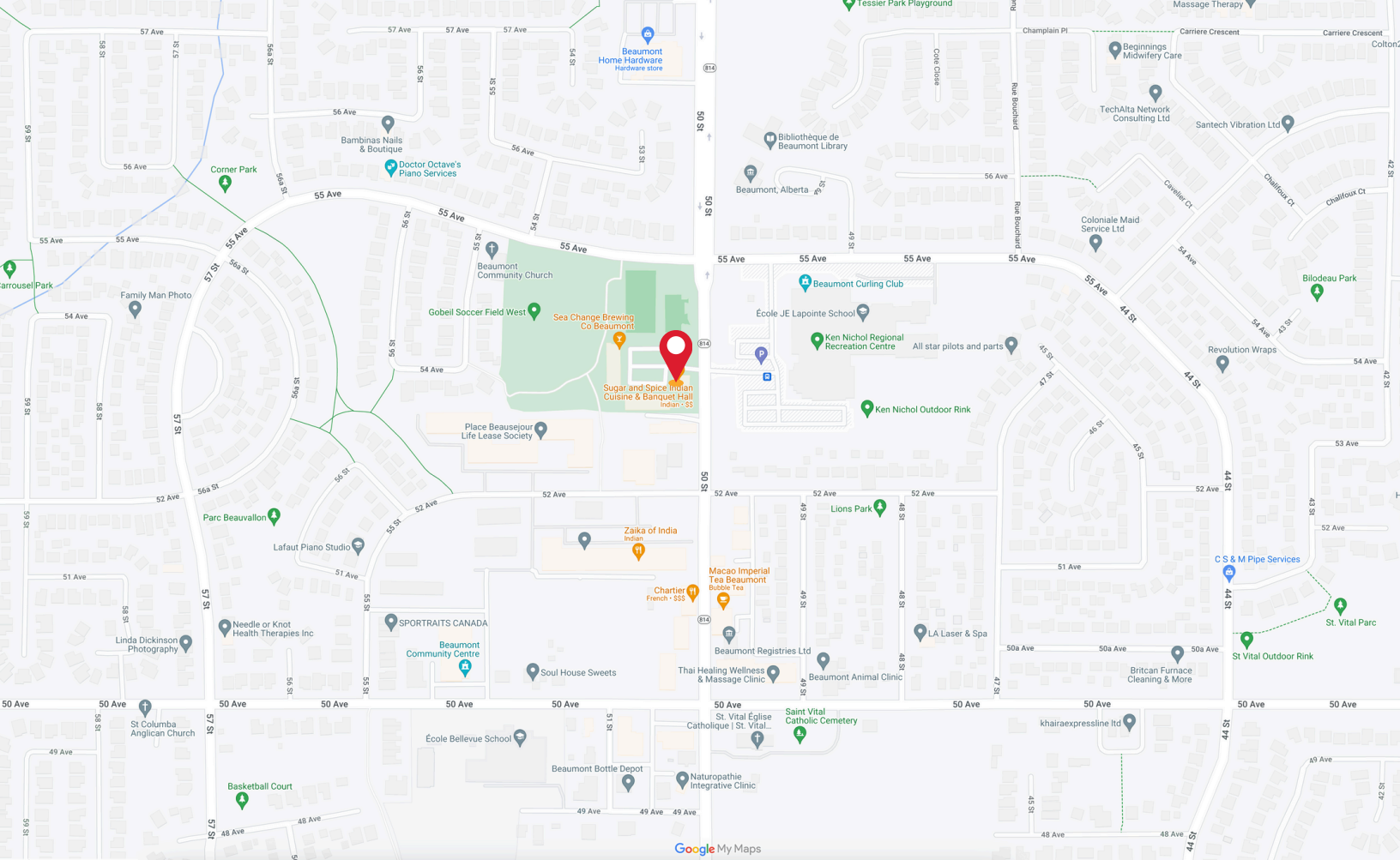
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DEMOGRAPHICS

3KM RADIUS IN 2024

#205 5302 50 Street

This family-oriented community offers convenience with nearby schools, daycares, and a variety of dining options, including local restaurants and cafes. Centrally located, 5302 50 Street provides easy access to key roads like Highway 625, connecting Beaumont to surrounding areas, and 50 Avenue, which intersects with 50 Street near the town's heart. Range Road 243 to the west further enhances connectivity. This prime location offers both local convenience and easy access to major highways, making it ideal for business and residential needs.



POPULATION
1,226



COMMUTE
94.6% Car



HOUSING
Owner: 92%
Renter: 8%




INCOME
Individual: \$60.0k
Family: \$134.1k



CONTACT:

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