



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

BEAUMONT TOWN CENTRE

5000 50 Street, Beaumont, AB



1,404 - 1,440 SF AVAILABLE IMMEDIATELY

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PROPERTY HIGHLIGHTS

- Located directly along 50th street with exceptional daytime traffic.
- Beaumont Town Centre is in the heart of downtown Beaumont ideal for professional services, Hair Salon, Dental Clinic, Pharmacy and many more!
- Join ATB Financial, Virtu Boutique and Soluna Massage.
- Flexible lease terms
- 1,404 - 1,440 SF Available Immediately!

Dane Phaneuf

Associate
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CUSHMAN & WAKEFIELD Edmonton

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PROPERTY DETAILS

Municipal Address:	5000 50 Street, Beaumont, AB
Legal Description:	Meridian4, Range 24, Township 50, Section 34
Zoning:	MS
Neighbourhood:	Mainstreet District
Building Size:	14,675 SF

Built:	Renovated 2018
Parking Area:	Sufficient Parking
Size:	1,404 - 1,440 SF
Utilities:	Separately Metered
Base Rent:	Market
Additional Rent:	\$8.47 per SF

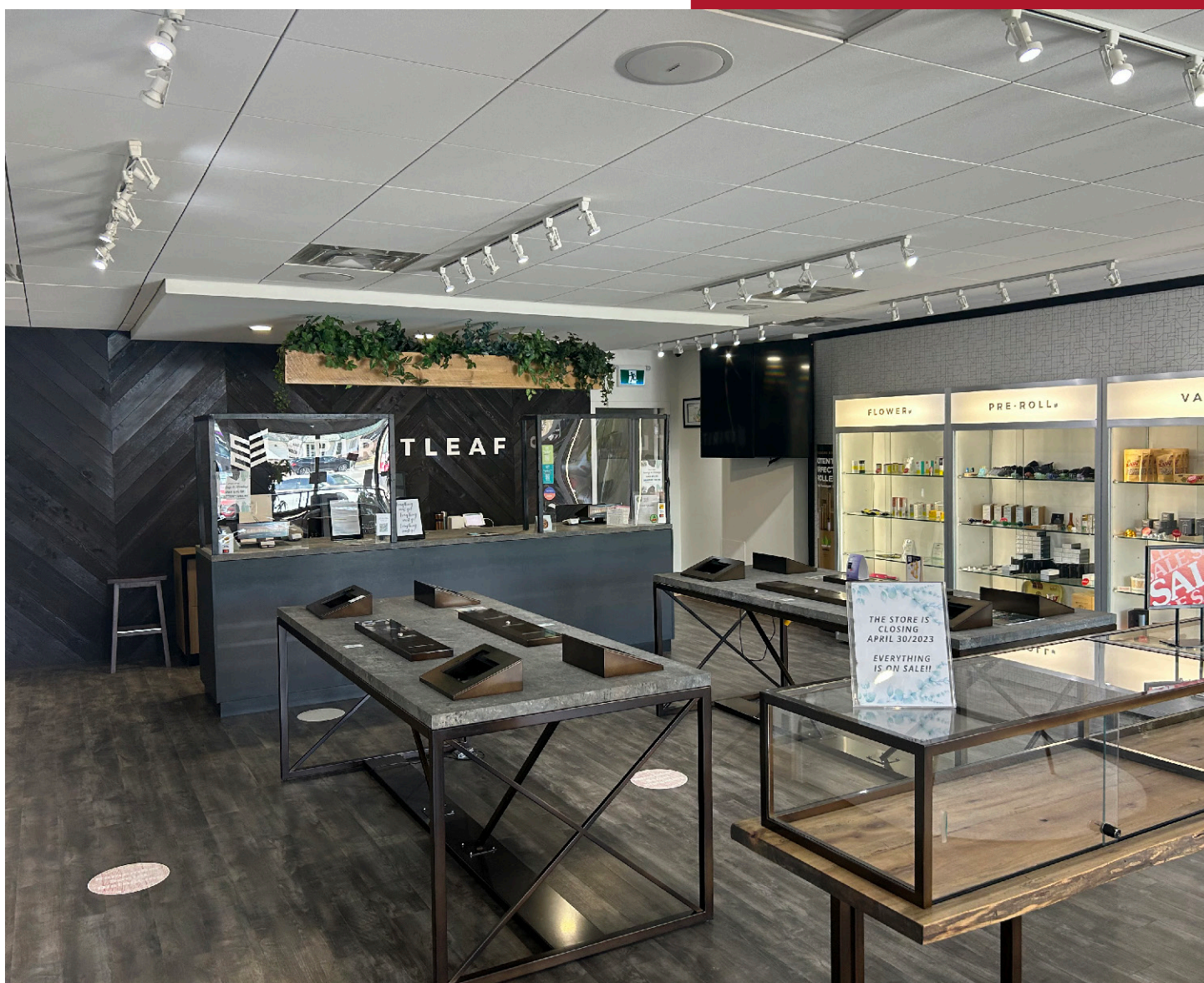
AERIAL



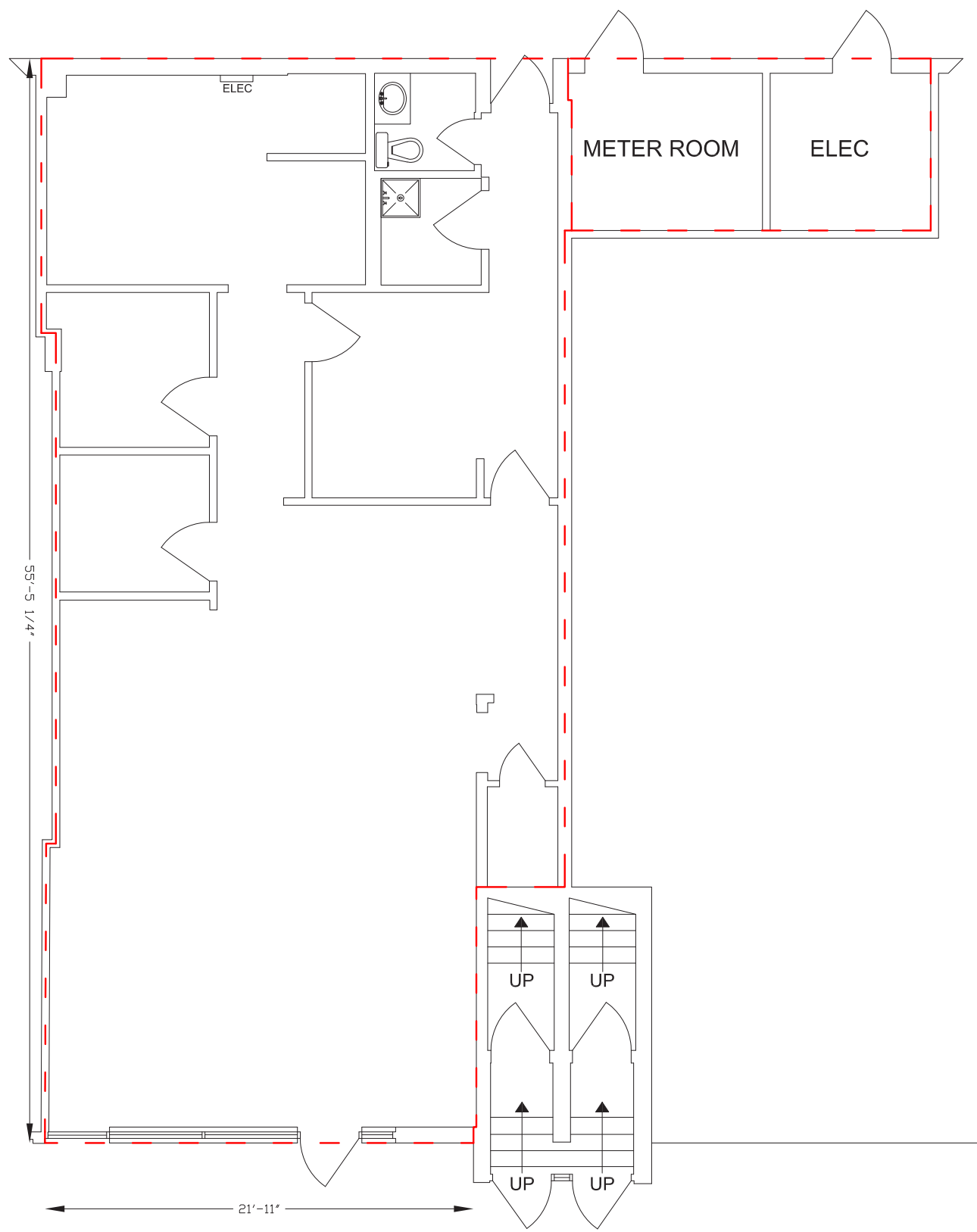
FORMER HAKO-OJA



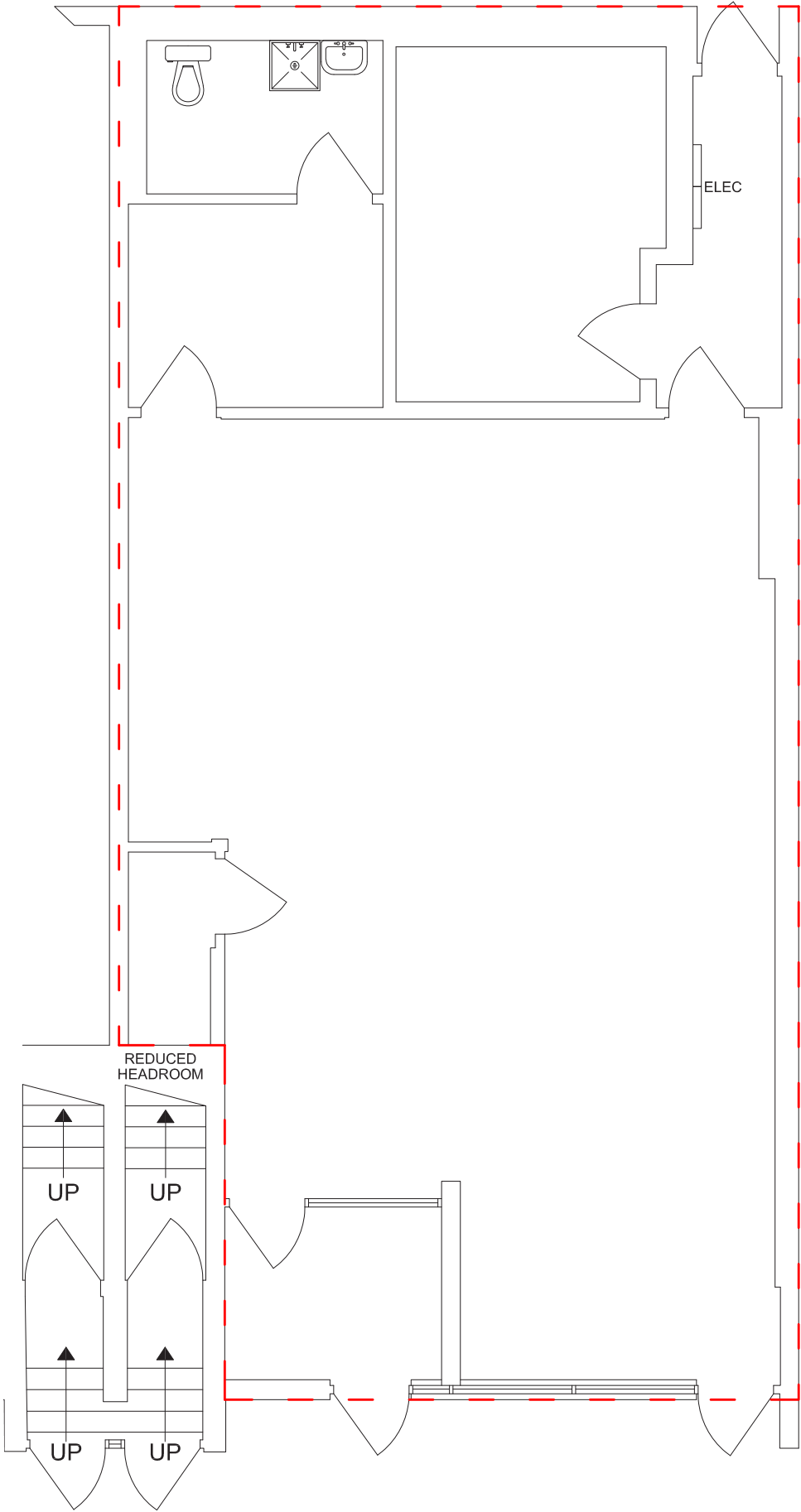
FORMER SPIRITLEAF




FORMER HAKO-OJA FLOOR PLAN





SPIRIT LEAF FLOOR PLAN




DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	9,328	22,169	22,494

	AVERAGE INCOME		
	1km	3km	5km
	\$136,459	\$150,264	\$150,642

	HOUSEHOLDS		
	1km	3km	5km
	2,983	7,206	7,358

	VEHICLES PER DAY		
	11,011 VPD on 50 Street and 50 Avenue in front of property		



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