

FOR SALE

MADINA CENTRE VILLE PHASE 1

5012 50 STREET,
BEAUMONT, AB

FULLY LEASED RETAIL
PORTFOLIO IN DOWNTOWN
BEAUMONT

5,771 SF
MAIN FLOOR RETAIL

PHASE 2 SOLD!!

**EXCITING INVESTMENT
OPPORTUNITY**

**VENDOR TAKEBACK
FINANCING AVAILABLE O.A.C.**

Adrian Ambrozuk

Associate Partner

780 733 6406

adrian.ambrozuk@cwedm.com

Jordan Murray

Senior Associate

780 429 9399

jordan.murray@cwedm.com

CUSHMAN & WAKEFIELD

Edmonton

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

www.cwedm.com

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AVAILABLE

SOLD



PROPERTY DETAILS

ADDRESS

5010/5012 50th Street, Beaumont, AB

LEGAL DESCRIPTION

Condominium Plan 1720134, Units 1-4

PROPERTY TAXES

\$25,856.46 (2023)

ZONING

TCMU - Town Centre Mixed Use

NEIGHBOURHOOD

Downtown Beaumont

BUILDING SIZE

5,771 SF Main Floor Retail
(Fully Leased)

BUILT

2018

LAND SIZE

41,382 SF (Approximate for entire
Condominium Plan)

PARKING

47 shared stalls with additional
street front parking

NET OPERATING INCOME

\$183,346.00

SALE PRICE

\$2,600,000 (\$450 per SF)

PROPERTY HIGHLIGHTS

Stable return with future growth potential in a market with historically low vacancy and high growth rates

100% leased investment opportunity in one of Canada's fastest growing small cities.

Exciting opportunity to own a beautiful and unique portfolio of fully leased condominium units in the City of Beaumont, Alberta. The development is one of true character and prominence in the historic downtown core of the municipality. Current tenancies include a mixture of national retailers and well regarded local operators, all contributing to the vibrancy and charm of the city.



STREET FRONT



CHARTIER



PIZZA HUT



REAR PARKING

DEMOGRAPHICS



POPULATION

1 KM	3 KM	5 KM
8,339	24,258	25,486



HOUSEHOLDS

1 KM	3 KM	5 KM
2,700	7,482	7,809



AVERAGE INCOME

1 KM	3 KM	5 KM
\$153,884	\$166,869	\$168,119



VEHICLES PER DAY

Approximately 5,000 in front of property
on 50 Street

Distance to Edmonton: 10 mins
Distance to Leduc/Nisku: 8 mins

BEAUMONT HIGHLIGHTS

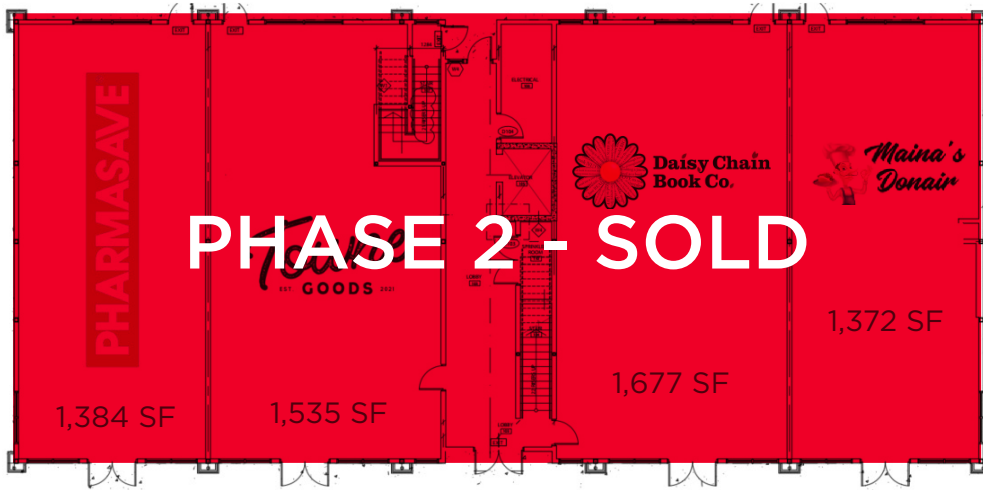
Beaumont has earned its place as one of the fastest-growing cities in the Province of Alberta. This officially bilingual community is nestled just five minutes South of Edmonton and conveniently connected to the QE2 Highway, and in close proximity to the Edmonton International Airport.

Minutes away from Edmonton, Nisku and other major employment bases, Beaumont is a beautiful “bedroom” city which serves as a home for a thriving community of over 21,000 residents, who are characterized by their high incomes, youthful dynamism, and a strong educational workforce.

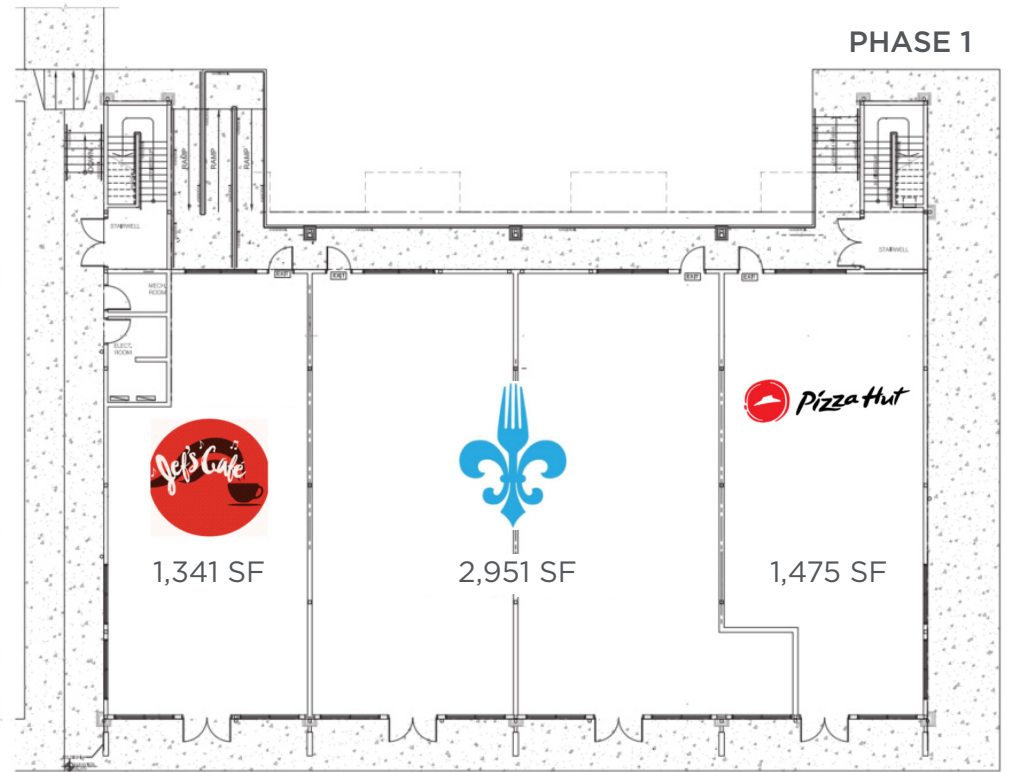
Significant plans are in the works between the City of Beaumont and the Province of Alberta for a state-of-the-art Innovation Park on the City’s south side, which should help to further bolster the population and economic growth trajectory for years to come.



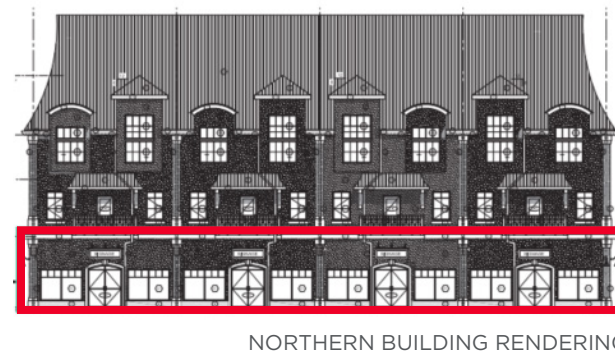
SOUTH FLOOR PLAN



NORTH FLOOR PLAN



EXTERIOR RENDERING



PROPERTY PHOTOS



JEF'S CAFE



SOLD

AERIAL



CLOSE PROXIMITY TO NISKU INDUSTRIAL EMPLOYMENT BASE AND THE EDMONTON INTERNATIONAL AIRPORT (YEG)

CONDO DEVELOPMENT

FUTURE PARK

SITE

50TH AVENUE

50TH STREET

5 MINUTES TO EDMONTON





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