

FOR SALE

# MAINA CENTRE VILLE PHASE 1

5012 50 STREET,  
BEAUMONT, AB

FULLY LEASED RETAIL  
PORTFOLIO IN DOWNTOWN  
BEAUMONT

5,771 SF  
MAIN FLOOR RETAIL

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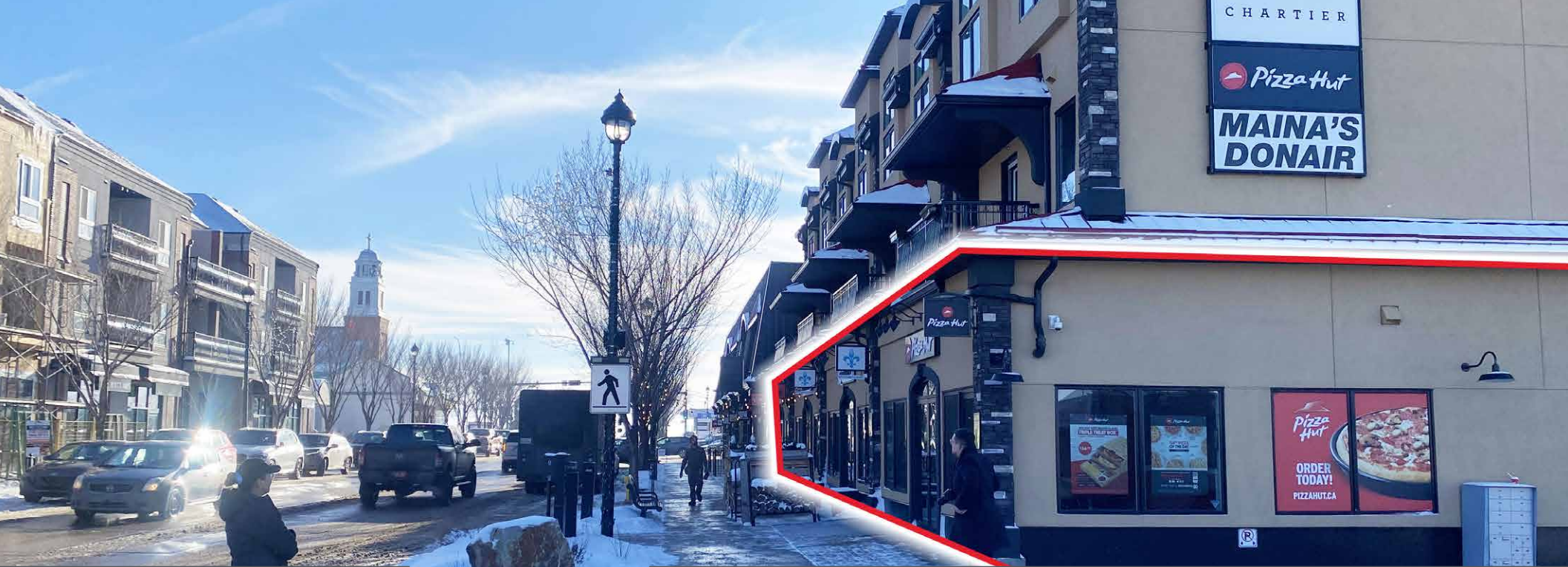
**PHASE 2 SOLD!!**

**EXCITING INVESTMENT  
OPPORTUNITY**

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







**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

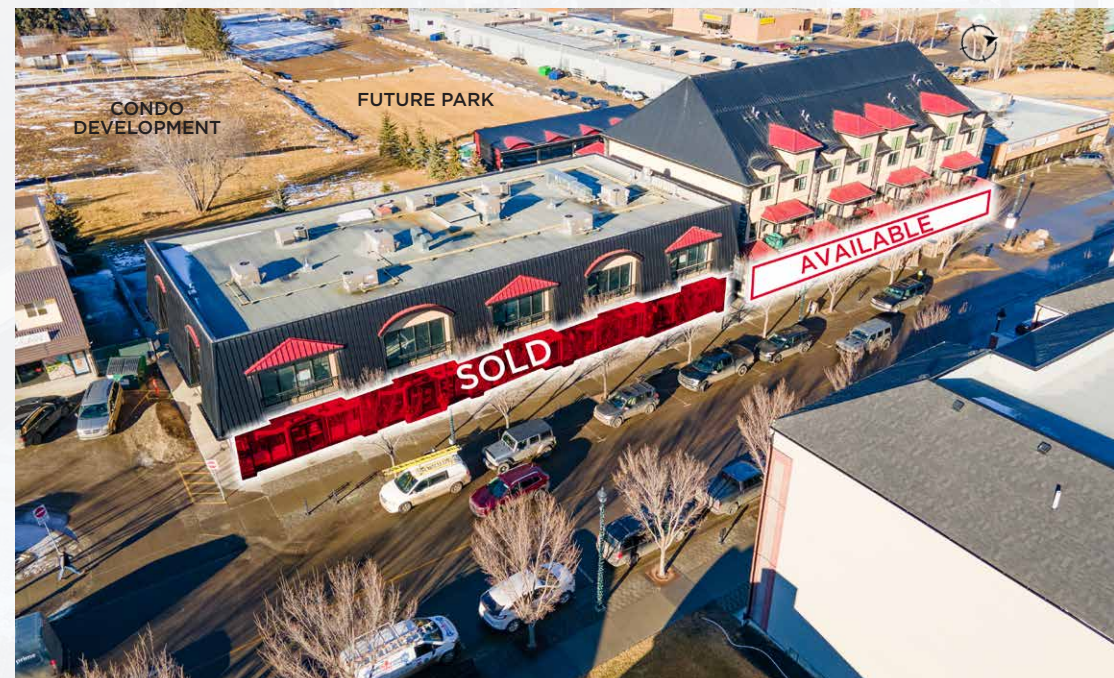
Distance to Edmonton: 10 mins  
Distance to Leduc/Nisku: 8 mins

# BEAUMONT HIGHLIGHTS

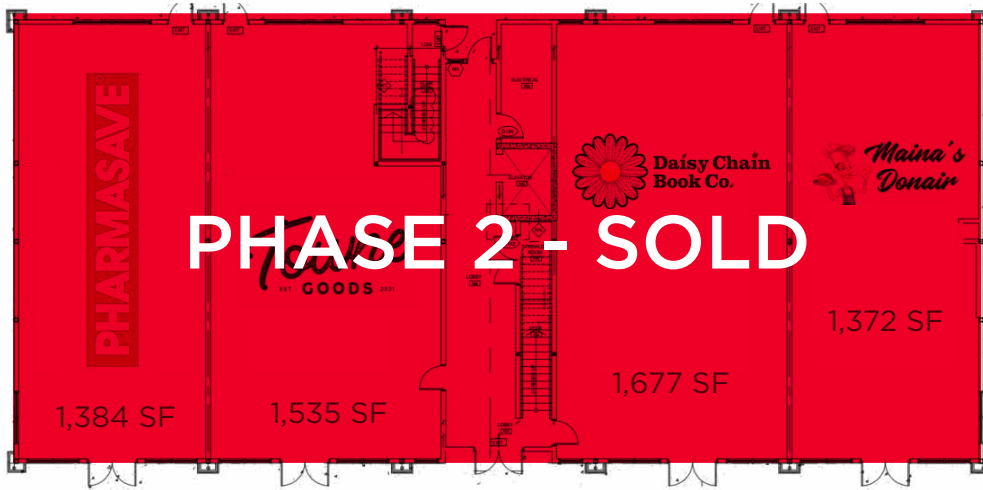
Beaumont has earned its place as one of the fastest-growing cities in the Province of Alberta. This officially bilingual community is nestled just five minutes South of Edmonton and conveniently connected to the QE2 Highway, and in close proximity to the Edmonton International Airport.

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.

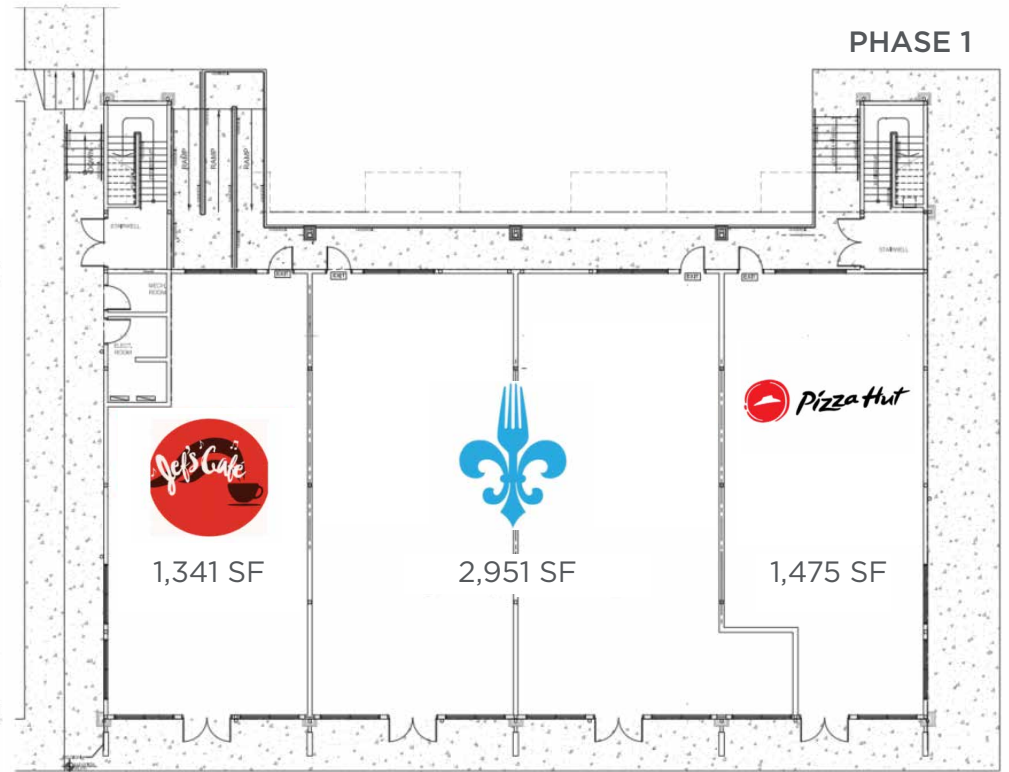
Significant plans are in the works between the City of Beaumont and the Province of Alberta for a state-of-the-art Innovation Park on the City’s south side, which should help to further bolster the population and economic growth trajectory for years to come.



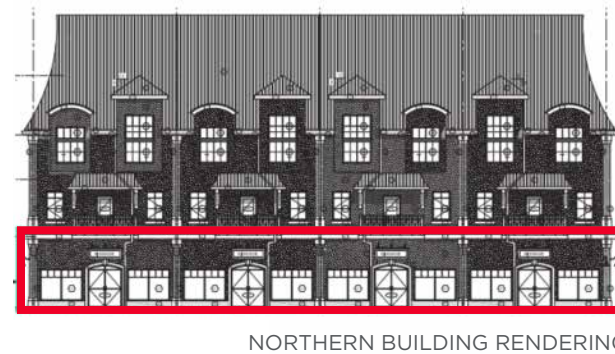
# SOUTH FLOOR PLAN



# 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**

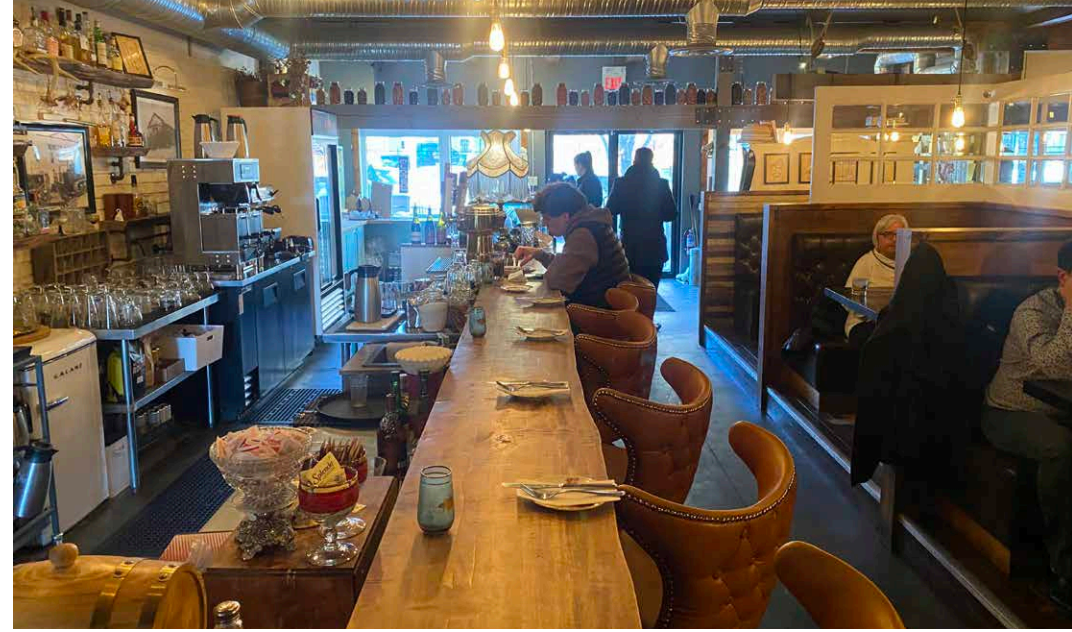
50TH AVENUE

50TH STREET

5 MINUTES TO EDMONTON







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