

FOR SALE

EXCITING INVESTMENT OPPORTUNITY

MULTIPLE PURCHASE STRUCTURES POSSIBLE



MAINA CENTRE VILLE

5010 50 STREET, BEAUMONT, AB

5,960 SF MAIN FLOOR RETAIL (FULLY LEASED) AND SECOND FLOOR OFFICE SPACE

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
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Edmonton, AB T5J 2Z1
www.cwedm.com

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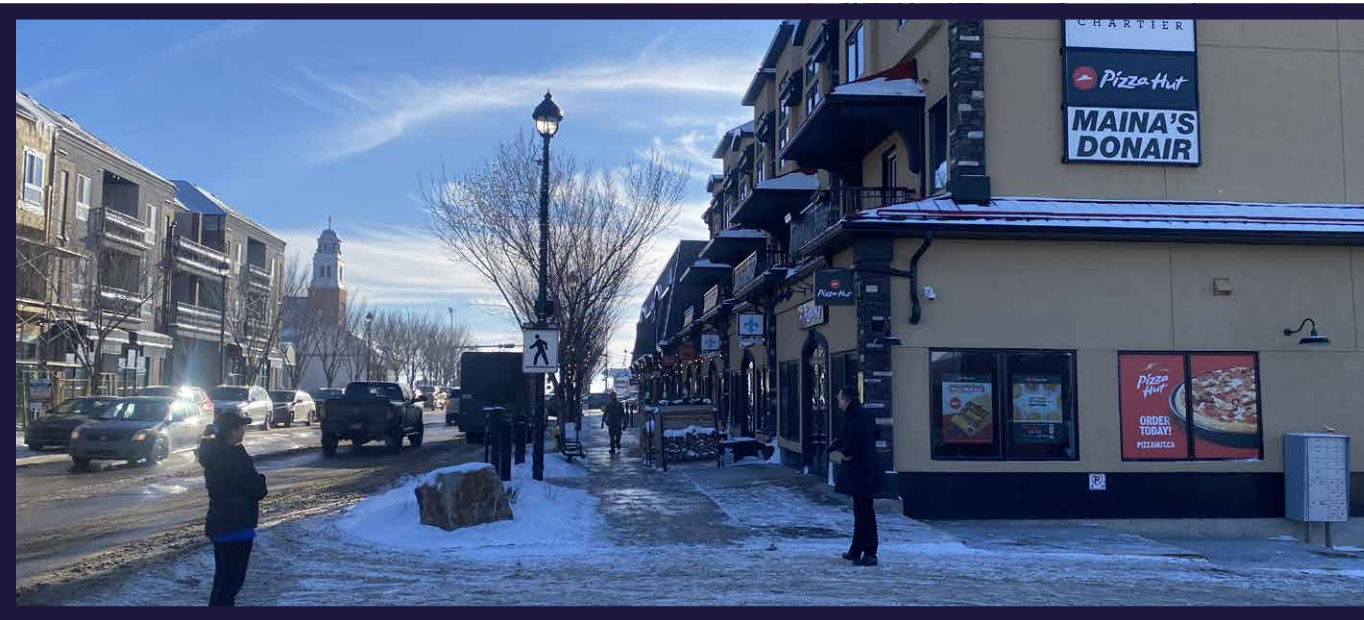
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OVERVIEW



PROPERTY DETAILS

ADDRESS

5010/5012 50th Street, Beaumont, AB

LEGAL DESCRIPTION

Condominium Plan 1720134, Units 13-20

PROPERTY TAXES

TBD

ZONING

TCMU - Town Centre Mixed Use

NEIGHBOURHOOD

Downtown Beaumont

BUILDING SIZE

5,960 SF Main Floor Retail (Fully Leased)
~6,085 SF Second Floor (More or Less)

BUILT

2018

LAND SIZE

41,382 SF (Approximate for entire
Condominium Plan)

PARKING

47 shared stalls with additional
street front parking

NET OPERATING INCOME

Contact Agent

SALE PRICE

Contact Agent

PROPERTY HIGHLIGHTS

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

Tremendous investment opportunity in one of Canada's fastest growing small cities.

Exciting opportunity to own a beautiful and unique portfolio comprising of all the units in the building 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.

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.

DEMOGRAPHICS



POPULATION

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



AVERAGE INCOME

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



HOUSEHOLDS

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

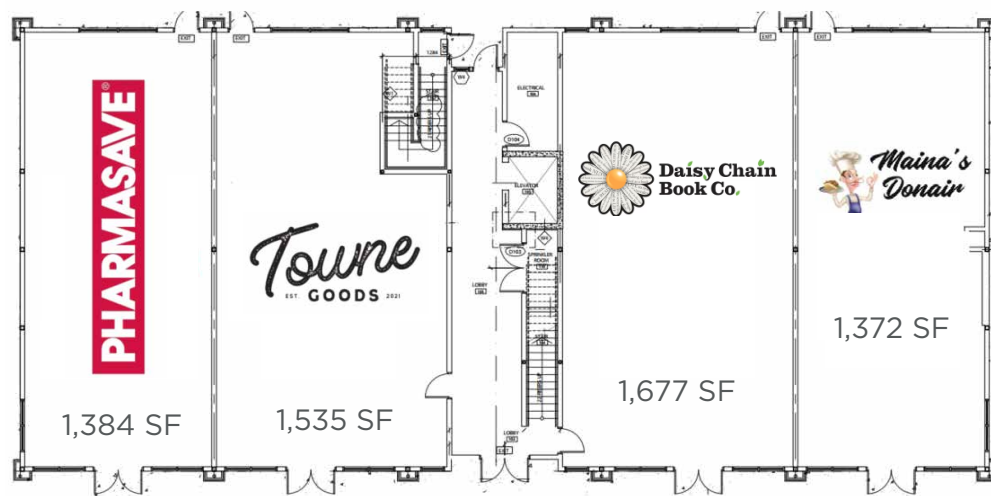


VEHICLES PER DAY

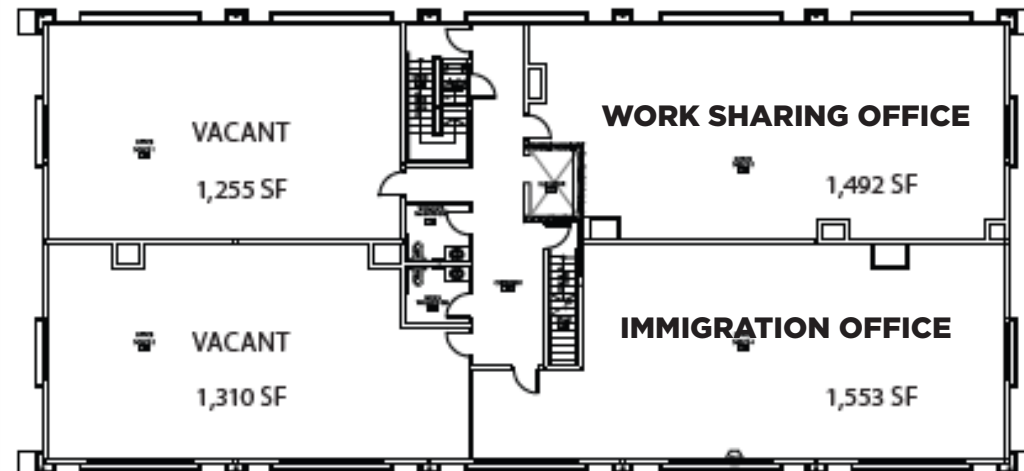
APPROXIMATELY 5,000 IN FRONT OF PROPERTY ON 50 STREET



SOUTH FLOOR PLAN



SECOND FLOOR



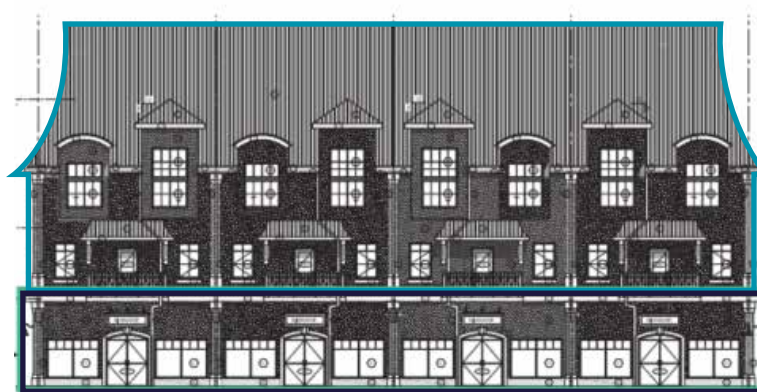
EXTERIOR RENDERING

BUYER MAY PURCHASE THE MAIN FLOOR UNITS, THE SECOND FLOOR UNITS, OR ALL UNITS IN THE BUILDING.

**FOR
SALE**



SOUTHERN BUILDING RENDERING



NORTHERN BUILDING RENDERING

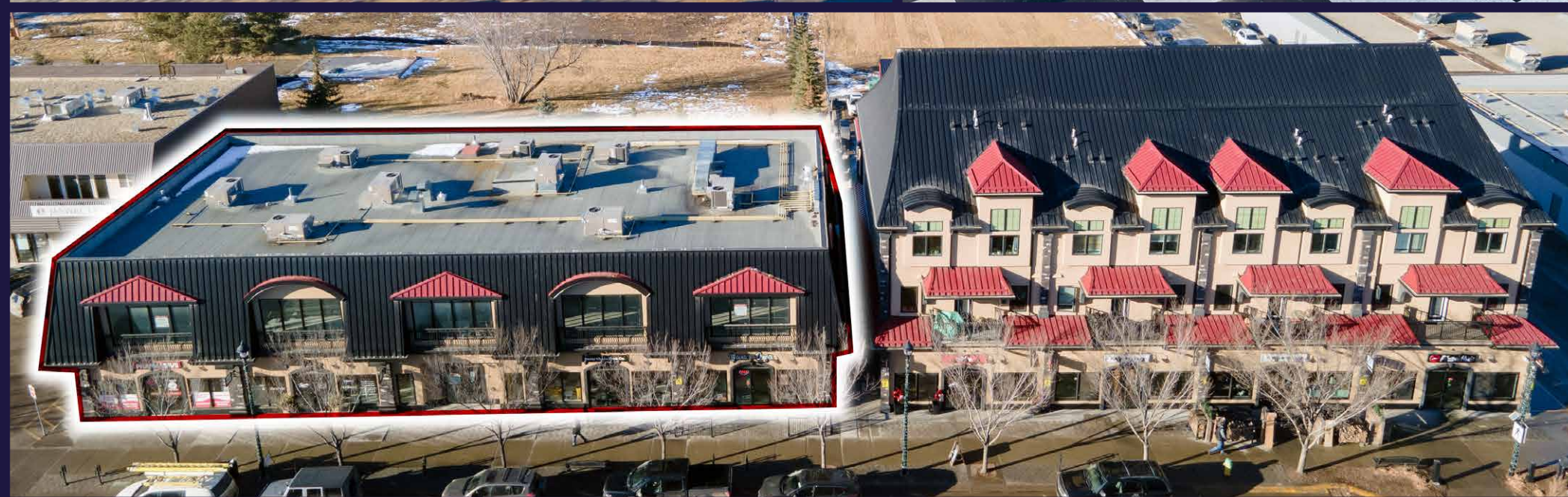
**ALL
RESIDENTIAL
UNITS
100% SOLD**

**MAIN FLOOR
RETAIL SOLD**

PROPERTY PHOTOS



DAISY CHAIN BOOKS



PROPERTY PHOTOS

TOWNE GOODS



MAINA DONAIR



PHARMASAVE



DAISY CHAIN BOOKS



AERIAL VIEW



**ENTIRE SOUTH
BUILDING AVAILABLE
(UNITS)**

**NOW UNDER
CONSTRUCTION**

FUTURE PARK

SITE

50TH AVENUE

50TH STREET

KEEP IN TOUCH



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