

# FOR LEASE

±1,435 Sq. Ft. and  
±2,920 Sq. Ft.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**5004/5004A – 50 Street, Beaumont, AB**

## **OFFICE/RETAIL SPACE BEAUMONT TOWN CENTRE**

### **Property Highlights**

- Prime location within Beaumont Town Centre, a central retail and service hub
- High visibility along 50 Street with strong vehicle and pedestrian traffic
- Surrounded by a growing residential population and family-oriented community
- Ample on-site parking for customers and staff of nearby amenities including retail, dining, and professional services
- Strong daytime traffic driven by nearby schools, businesses, and community services



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

# FOR LEASE

## SECOND FLOOR OFFICE/RETAIL SPACE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Highlights | 5004A

- Private entrance, balcony
- Well-appointed finishes
- Washer and dryer in place for salon, spa, various other users
- Centrally located in a highly walkable area
- Medium rise development currently underway behind the site adding to density in the immediate area



# FOR LEASE

MAIN FLOOR RETAIL

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Property Highlights | 5004

- Former boutique retail space (previously home to Virtu Boutique), offering a well-suited layout for apparel or specialty retail
- Established customer destination within Beaumont Town Centre
- Excellent storefront presence with inviting pedestrian appeal
- Located in a walkable, community-focused shopping area
- Growing Beaumont market with increasing demand for retail amenities



# FOR LEASE

## SECOND FLOOR OFFICE/RETAIL SPACE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 5004 - 50 Street, Beaumont, AB

**Legal Address:** Qtr/Sec/Twn/Rng/Mer SE-34-50-24-4

**Size:** Unit 5004 ±2,920 Sq. Ft.

Unit 5004A ±1,435 Sq. Ft.

**Zoning:** TCMU

**Parking:** Scramble Parking

**Possession:** Immediate/negotiable

\$\$\$

**Lease Rate:** Unit 5004 \$25.00/Sq. Ft.  
Unit 5004A \$11.00/Sq. Ft.

**Op Costs:** \$9.68/Sq. Ft.

### Contact

**Vanessa MacNeill**  
Broker  
Cell: 780.863.8313  
Direct: 780.784.9585  
vanessa@square1realty.ca

**Chuck Clubine**  
Senior Associate  
Cell: 780.264.7773  
Direct: 780.784.6553  
chuck@lizotterealestate.com

**Tom Dean**  
Associate  
Cell: 780.920.8019  
Direct: 780.784.6550  
tom@lizotterealestate.com

