

FOR LEASE

BRYANT HERITAGE PLAZA OFFICE/RETAIL UNIT

NAICommercial



4,122 SF± OVER TWO FLOORS WITH DRIVE-THRU/OUTDOOR PLAY AREA

#101, 5301 MAGASIN AVENUE | BEAUMONT, AB | OFFICE/RETAIL

PROPERTY DESCRIPTION

- 4,122 sq.ft.± office/retail unit available immediately for Lease within Bryant Heritage Plaza
 - Main floor (3,122 sq.ft.±) consists of full ceiling foyer/reception area, two large classrooms, oversized kitchen area and staff room, and men's/women's bathrooms including separate barrier-free bathroom
 - Second floor (1,000 sq.ft.±) consists of two large classrooms
- Drive-thru lane that spans behind and beside unit included, creating opportunity for drive-thru businesses or outdoor play area
 - Excellent opportunity for daycare users or classroom-oriented businesses
- Exceptional location in South Beaumont which continues to see rapid growth, and is within walking distance of many schools, retailers, and residential neighbourhoods
 - Unit ideally located at the front of complex with direct exposure to Magasin Avenue, creating lucrative building signage opportunities

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



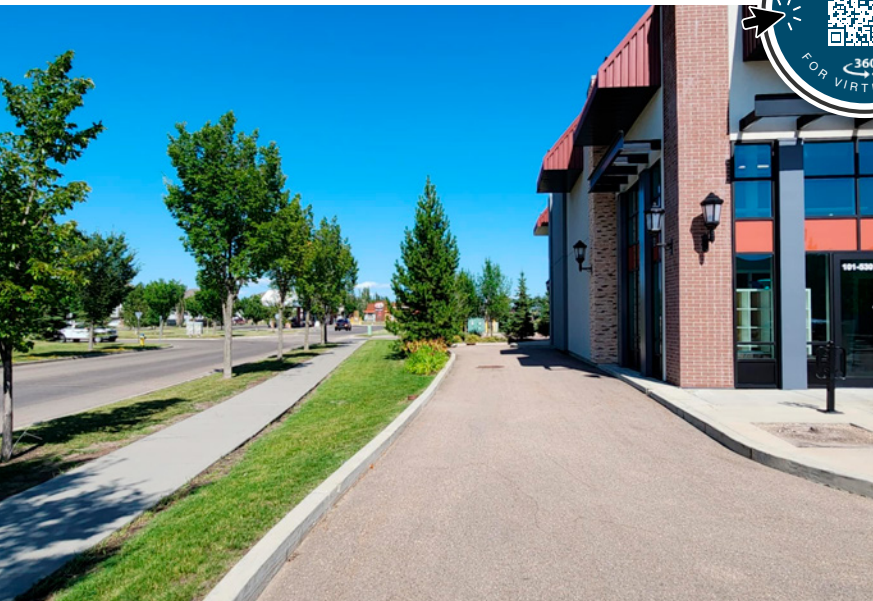
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ADDITIONAL INFORMATION

SIZE	Main Floor:	3,122 sq.ft.±
	Second Floor:	1,000 sq.ft.±
	Total Area:	4,122 sq.ft.±
LEGAL DESCRIPTION	Condominium Plan 1722285, Unit 42	
ZONING	C-Commercial District	
PARKING	Ample on-site parking available on first come, first serve basis	
NET RENTAL RATE	Market	
OPERATING COSTS	\$7.26/sq.ft./annum (2024 estimate) includes property tax and condominium fees	
AVAILABLE	Immediately	



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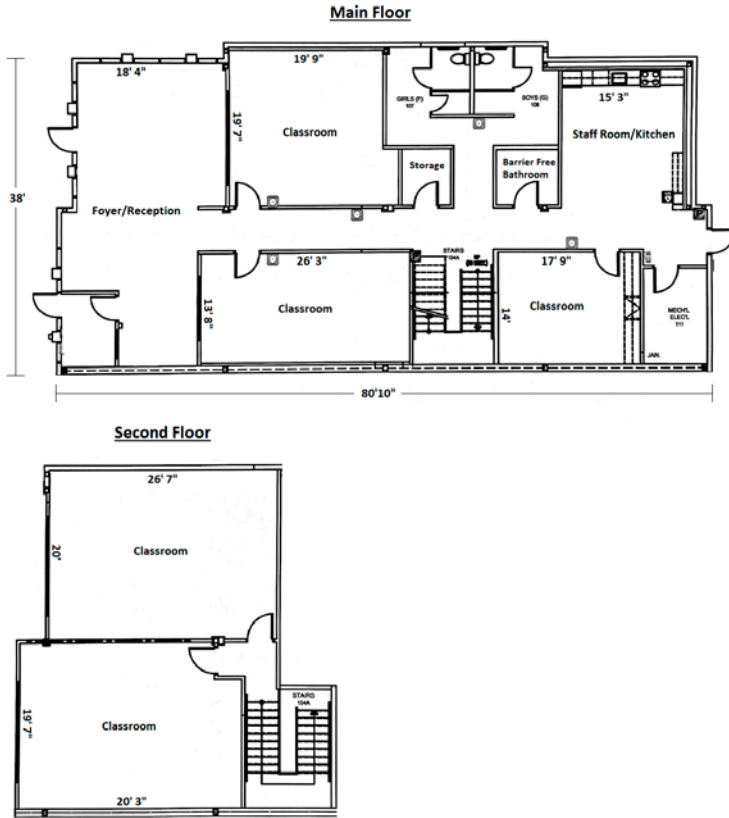


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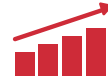
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FOR LEASE

BRYANT HERITAGE PLAZA OFFICE/RETAIL UNIT



22,799
DAYTIME POPULATION



3.1%
ANNUAL GROWTH 2023 - 2033



2,906
EMPLOYEES

373
BUSINESSES



\$723M
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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