# **FOR LEASE** ±1,435 Sq. Ft. 2 Units



### 5000 – 50 Street, Beaumont, AB

## SECOND FLOOR OFFICE/RETAIL SPACE

### **Property Highlights**

- Private entrance, balcony
- Well-appointed finishes

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- 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

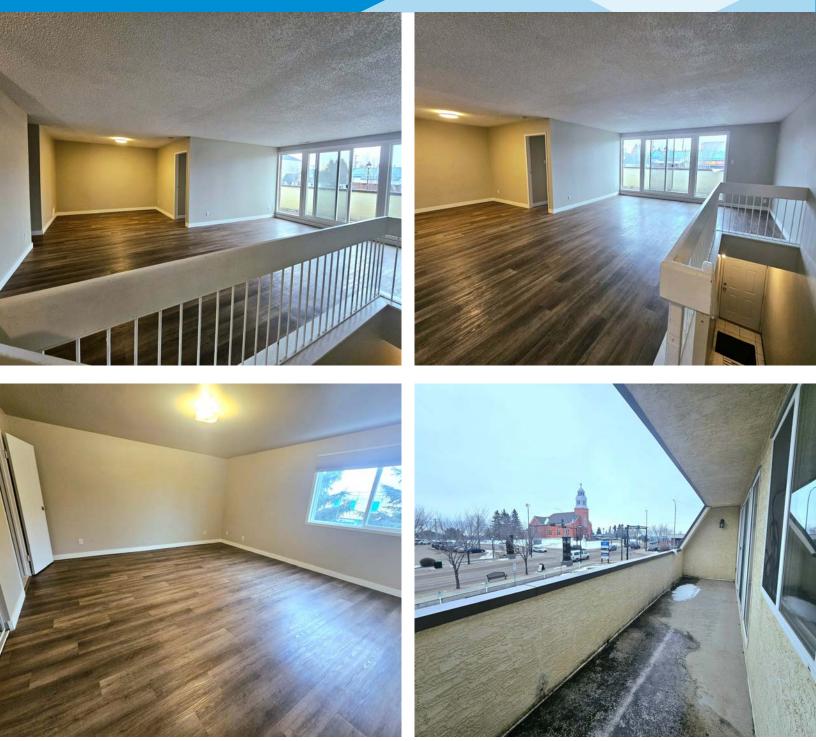






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# FOR LEASE SECOND FLOOR OFFICE/RETAIL SPACE

### **Property Information**

Municipal Address:	5000 – 50 Street, Beaumont, AB
Legal Address:	Qtr/Sec/Twn/Rng/Mer SE-34-50-24-4
Size:	<b>Unit 5002A</b> ±1,438 Sq. Ft.
	<b>Unit 5004A</b> ±1,435 Sq. Ft.
Zoning:	ТСМИ
Parking:	Scramble Parking
Possession:	Immediate/negotiable
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Lease Rate: \$11.00/Sq. Ft.

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

### Contact

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