

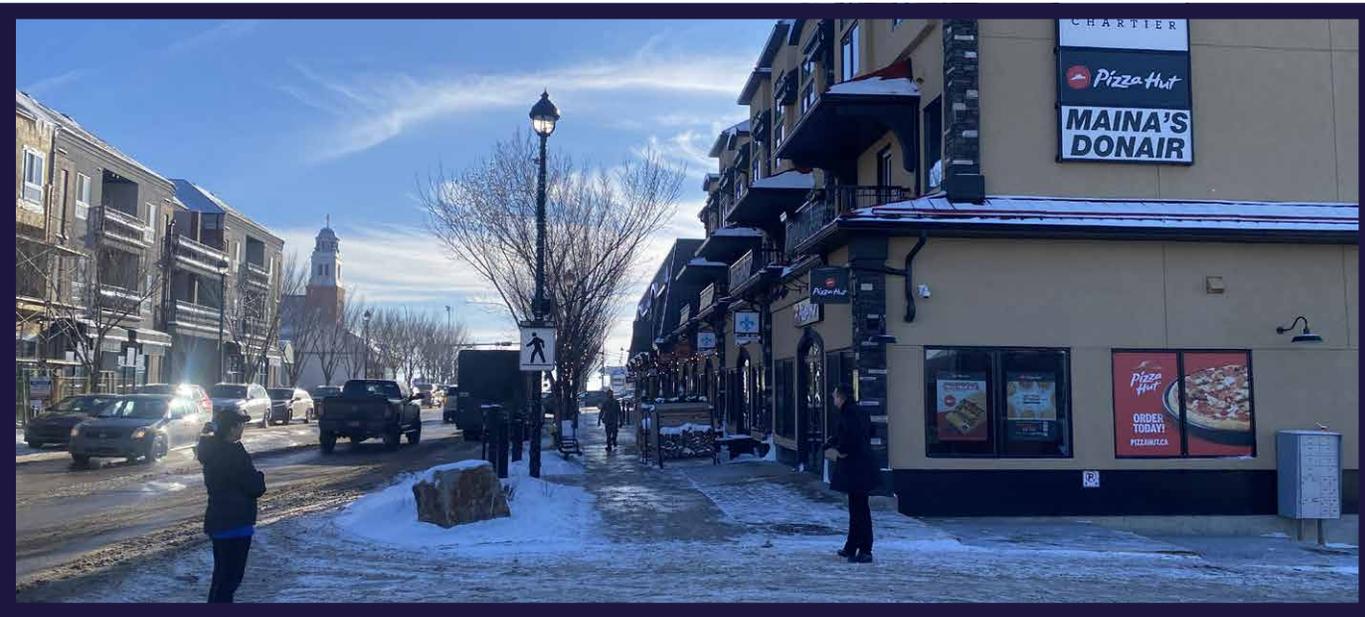


# MAINA CENTRE VILLE

5010 50 STREET, BEAUMONT, AB

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

# 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

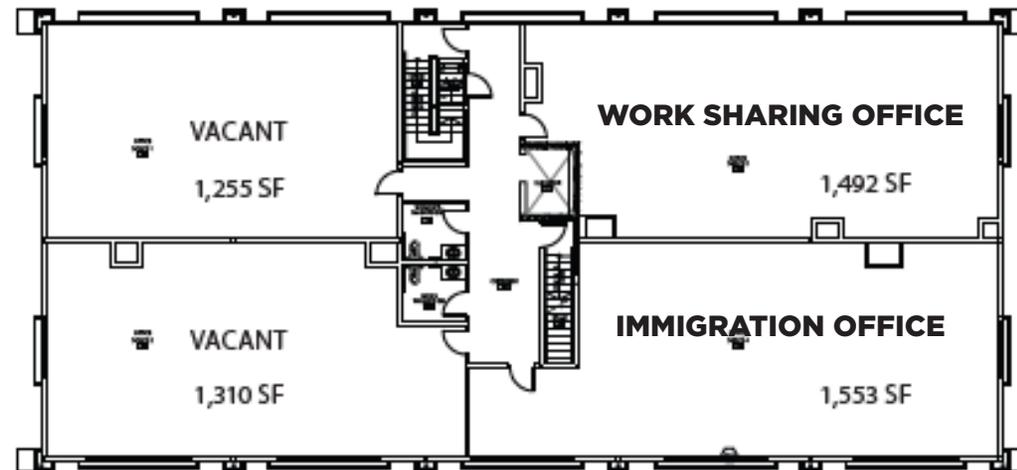
APPROXIMATELY 5,000 IN FRONT OF PROPERTY ON 50 STREET



# SOUTH FLOOR PLAN



# SECOND FLOOR



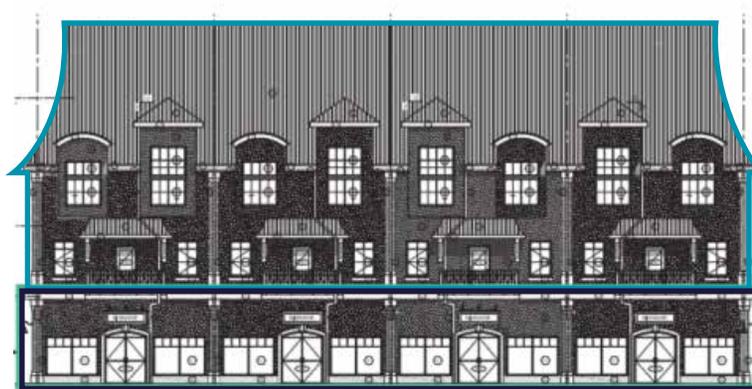
# EXTERIOR RENDERING

## OPPORTUNITY TO PURCHASE THE ENTIRETY OF PHASE II

**FOR SALE**



SOUTHERN BUILDING RENDERING

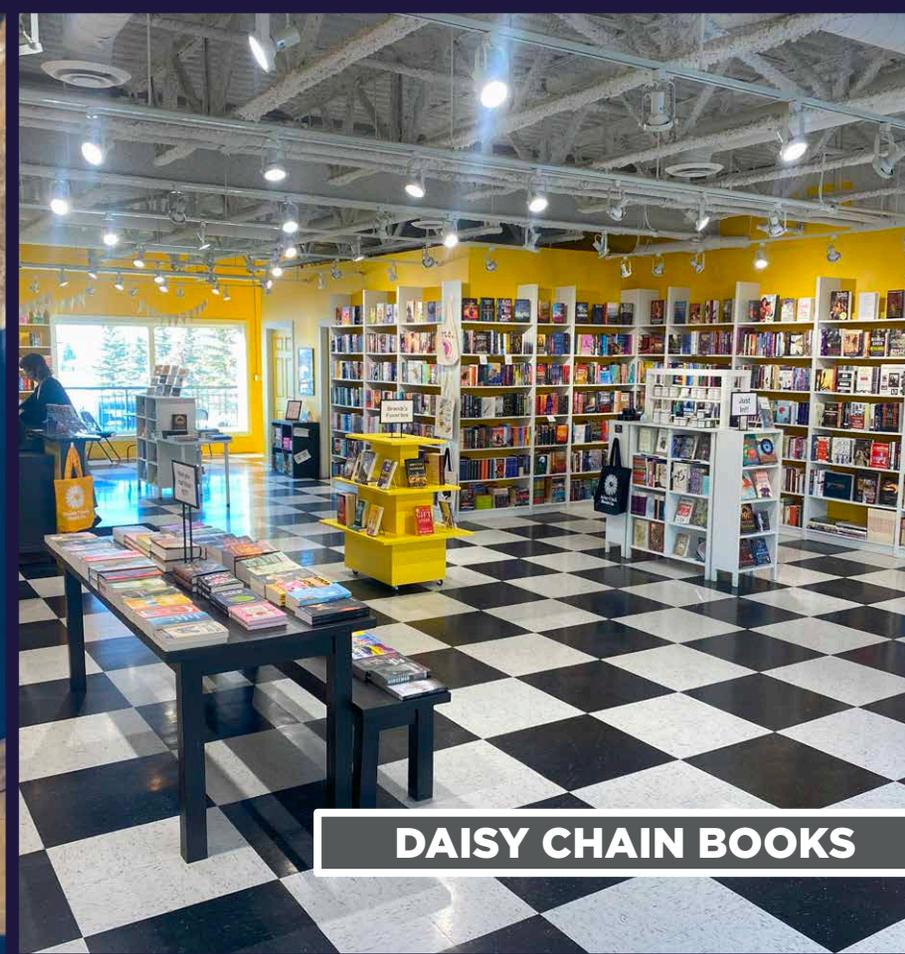


NORTHERN BUILDING RENDERING

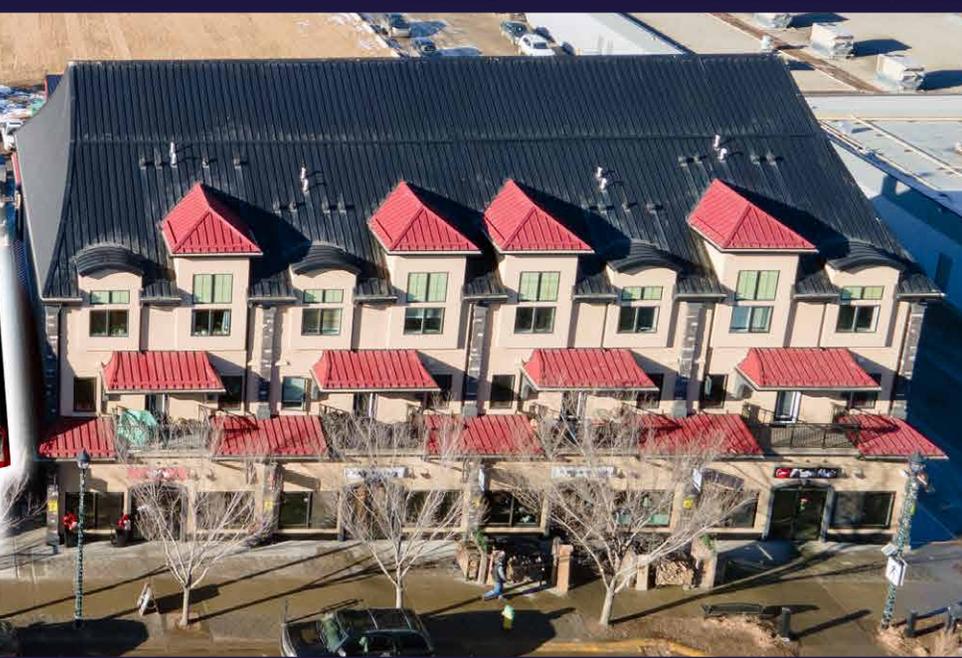
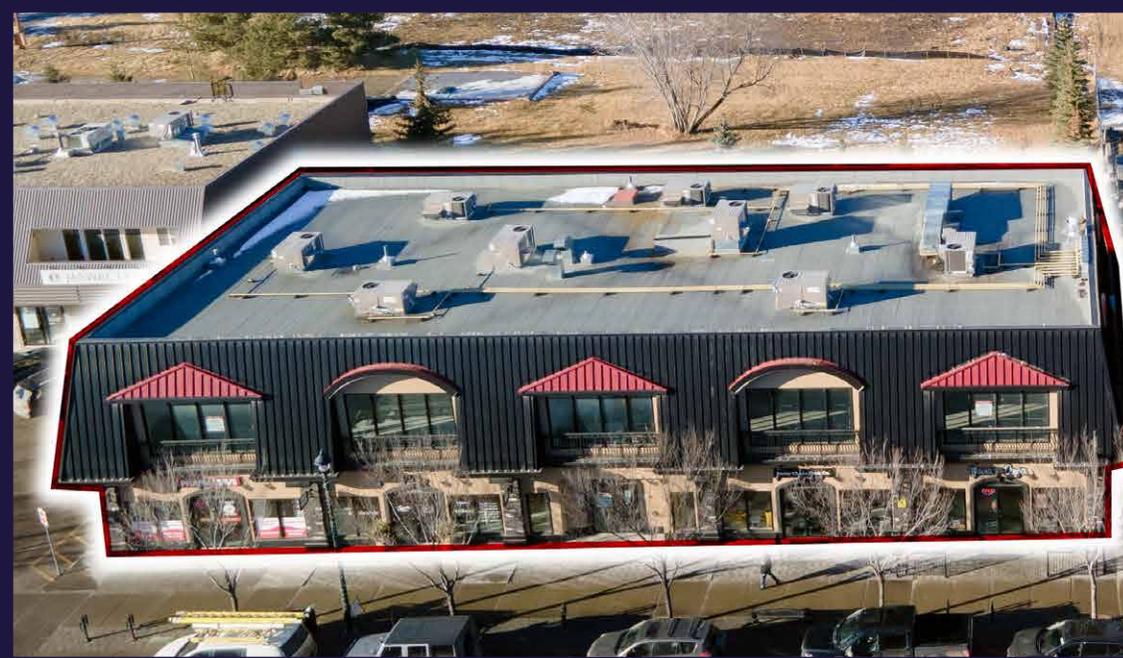
**ALL  
RESIDENTIAL  
UNITS  
100% SOLD**

**MAIN FLOOR  
RETAIL SOLD**

# PROPERTY PHOTOS



**DAISY CHAIN BOOKS**



# PROPERTY PHOTOS

## TOWNE GOODS

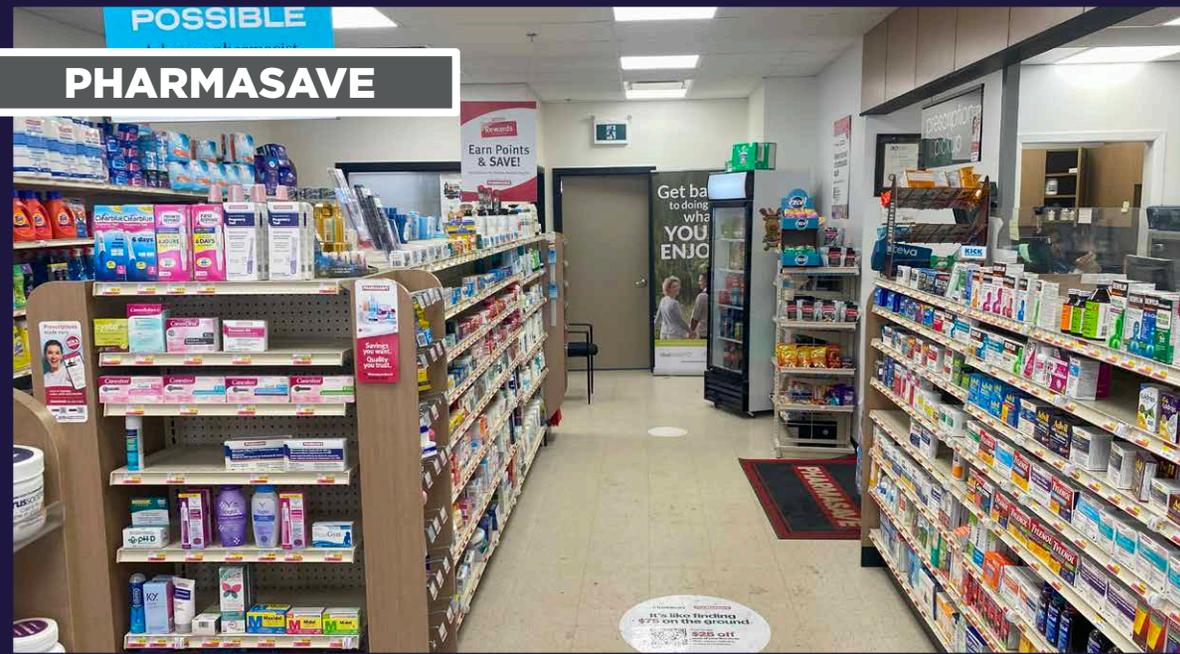


## MAINA DONAIR



## POSSIBLE

## 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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**Jordan Murray**  
Senior Associate  
780 429 9399

[jordan.murray@cwedm.com](mailto:jordan.murray@cwedm.com)

**Adrian Ambrozuk**  
Associate Partner  
780 733 6406

[adrian.ambrozuk@cwedm.com](mailto:adrian.ambrozuk@cwedm.com)

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)