

# FOR LEASE

# PRIME RETAIL SPACE IN ESPRIT LIVING

#170 - 5100 50 AVENUE | BEAUMONT, ALBERTA



**± 1,562 SF**  
Available Size



**\$28.00 PSF**  
Base Rate



**\$11.00 PSF**  
Op. Costs (Estimated 2026)



**Immediate**  
Availability

Beaumont's premier commercial intersection with this ± 1,562 SF main level retail bay in the Esprit Living building. Located at 50th Avenue and 50th Street, the space captures high visibility and continuous traffic within Centre-Ville, the city's walkable downtown core defined by its distinct French-inspired architecture. Under flexible MS (Main Street District) zoning, the property is an ideal match for a boutique retailer, medical practitioner, or professional service firm seeking immediate possession.

Tenants will benefit from a built-in customer base right upstairs and exceptional foot traffic, being steps from established local destinations like Chartier, Sea Change Brewing Co., local cafes, and the historic St. Vital Church.

With immediate access to nearby amenities, civic services, and central parks combined with a convenient 20 minute commute to Downtown Edmonton, this location seamlessly bridges small-town community appeal with regional commercial advantages.

**Martin Halabi**, Senior Associate  
Commercial Sales & Leasing  
P: 780 952 0433 E: martin@hcrgroup.ca

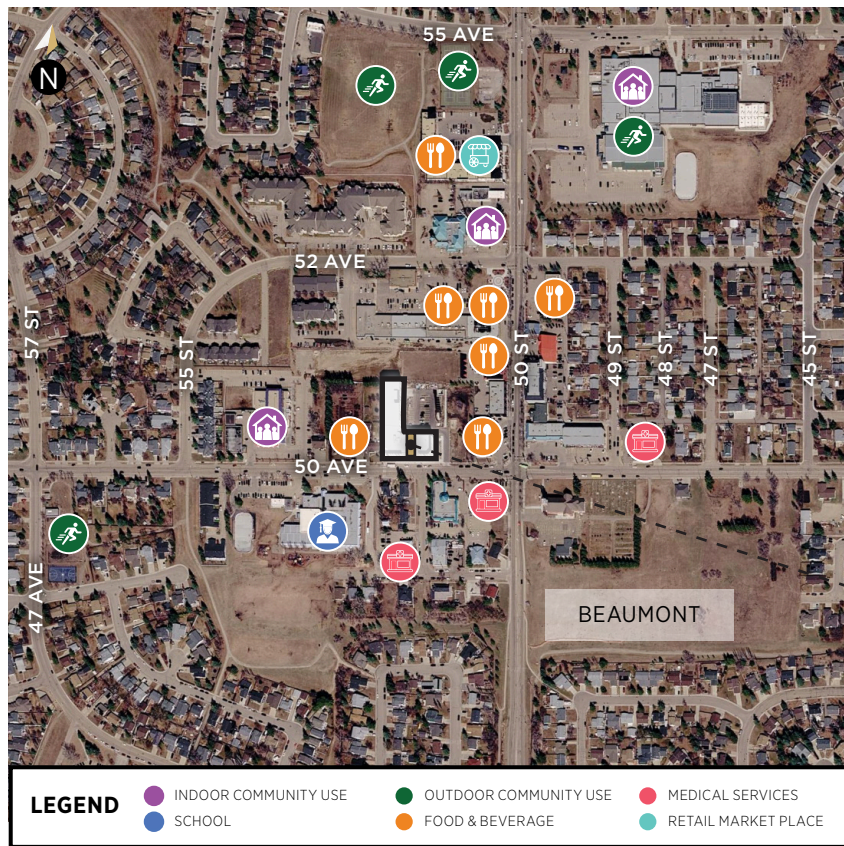
**Peter Michailides**, Licensed Assistant  
Commercial Sales & Leasing  
P: 780 655 7233 E: peter@hcrgroup.ca



HUGHES  
COMMERCIAL  
REALTY GROUP

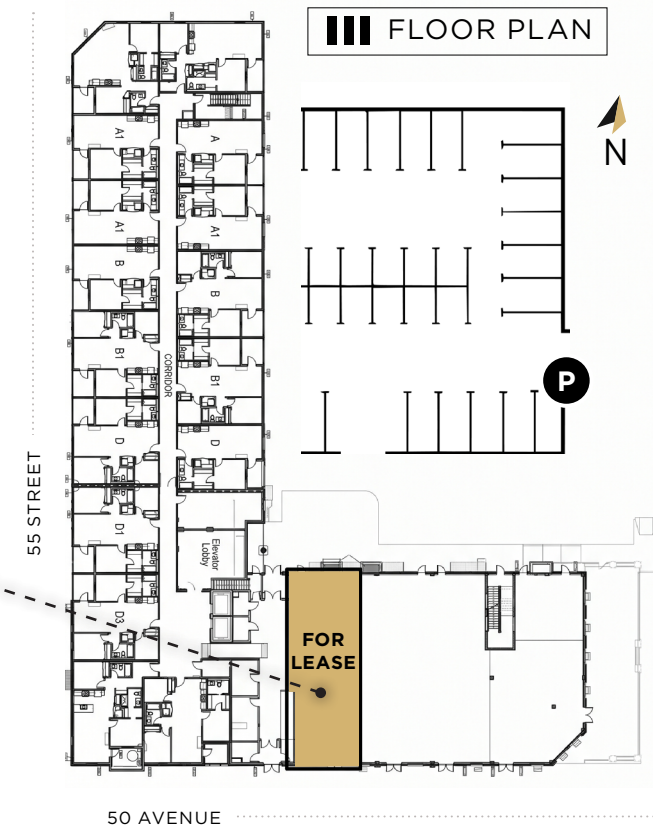
[hcrgroup.ca](https://www.hcrgroup.ca)

# FOR LEASE | PRIME RETAIL SPACE IN ESPRIT LIVING



**LEGEND**

- INDOOR COMMUNITY USE
- OUTDOOR COMMUNITY USE
- MEDICAL SERVICES
- SCHOOL
- FOOD & BEVERAGE
- RETAIL MARKET PLACE



**DRIVE TIMES**  
From Site

- Ellerslie (S. Edmonton)**  
9.0 km | 10 min
- Anthony Henday**  
11 km | 10 min
- Queen Elizabeth II**  
12 km | 15 min
- YEG I'ntl Airport**  
16 km | 20 min
- Downtown Edmonton**  
25 km | 30 min

**PROPERTY DETAILS**

**MUNICIPAL ADDRESS**  
Unit 170, 5100 - 50 Avenue | Beaumont, Alberta

**AVAILABLE SPACE**  
± 1,562 SF

**NEIGHBOURHOOD**  
Centre-Ville

**YEAR BUILT**  
2026

**ZONING**  
MS - Main Street District ⓘ

**IDEAL USES**

- Restaurant/cafe
- All child care facility
- Showhomes
- Office

**DEMOGRAPHICS**  
2026 | 5 km

**27,600**  
Current Area Population

**\$144,200**  
Average Household Income

**3.8 % to 4%**  
10-Year Population Growth

**35 Years Old**  
Median Age

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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