

# RETAIL FOR LEASE



## SPIRIT RIVER MALL 4804 50 Street, Spirit River, AB

- **Grocery anchored shopping centre located directly along the Spirit River Highway**
- High-profile shopping center situated along the Spirit River Highway, connecting surrounding communities to Northeastern BC
- Excellent exposure and visibility to steady local and regional traffic volumes
- Convenient access and ample parking for customers and commercial traffic
- Serves as a key retail destination within the surrounding trade area

ABBY WARREN

Associate

780.919.2214

[abby.warren@omada-cre.com](mailto:abby.warren@omada-cre.com)

# PROPERTY FEATURES

Vacancy ±817 SF - 1,296 SF

Available Immediately

Municipal Spirit River, AB

Legal 4804 50 St

Zoning [I1-2019 Industrial](#)

Basic Rent Negotiable

Op. Costs TBD

Utilities Included

Parking 31 surface stalls  
(including 2 accessible stalls)



SERVES BOTH LOCAL  
CONSUMERS AND  
PASS-THROUGH TRAFFIC

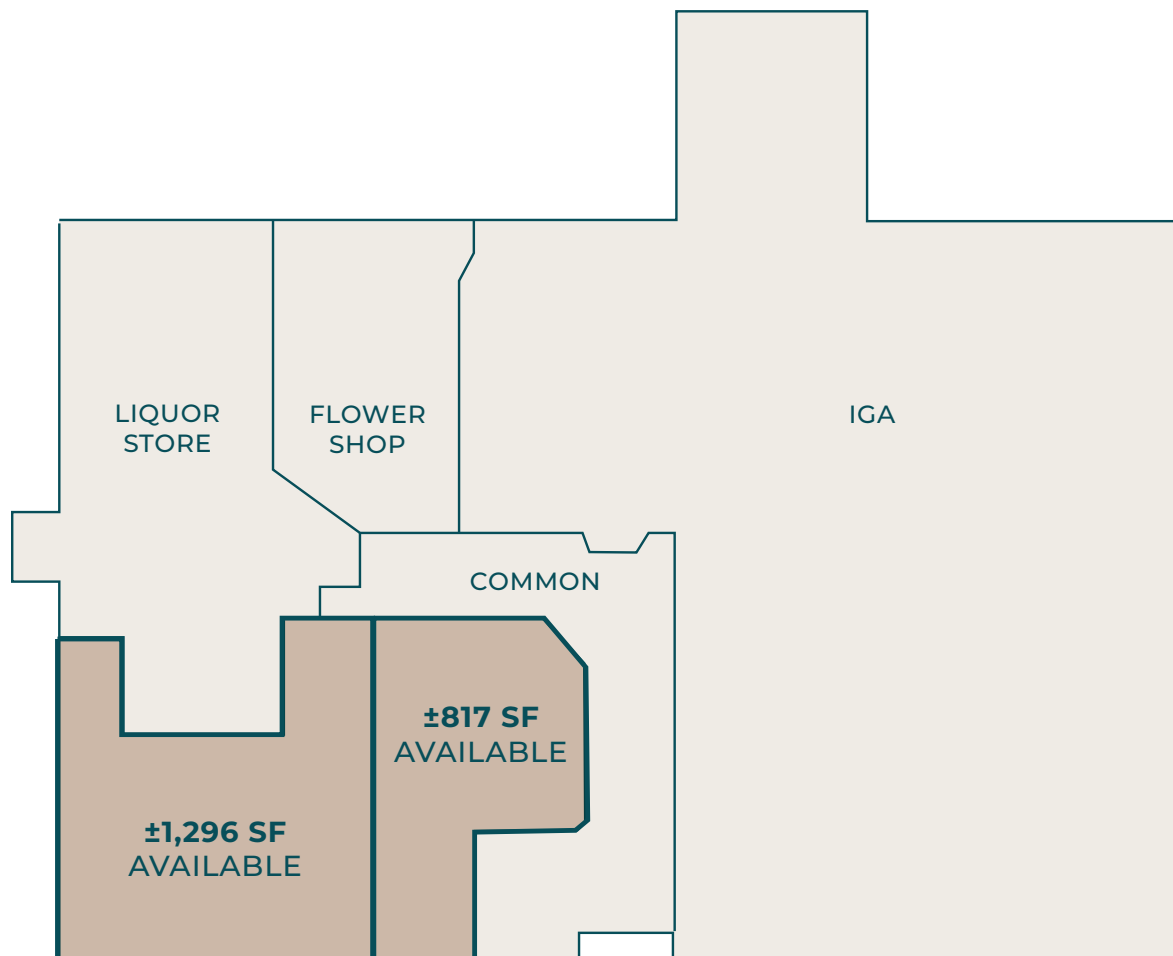


GROCERY  
ANCHORED



31 SURFACE  
PARKING STALLS

## SITE PLAN



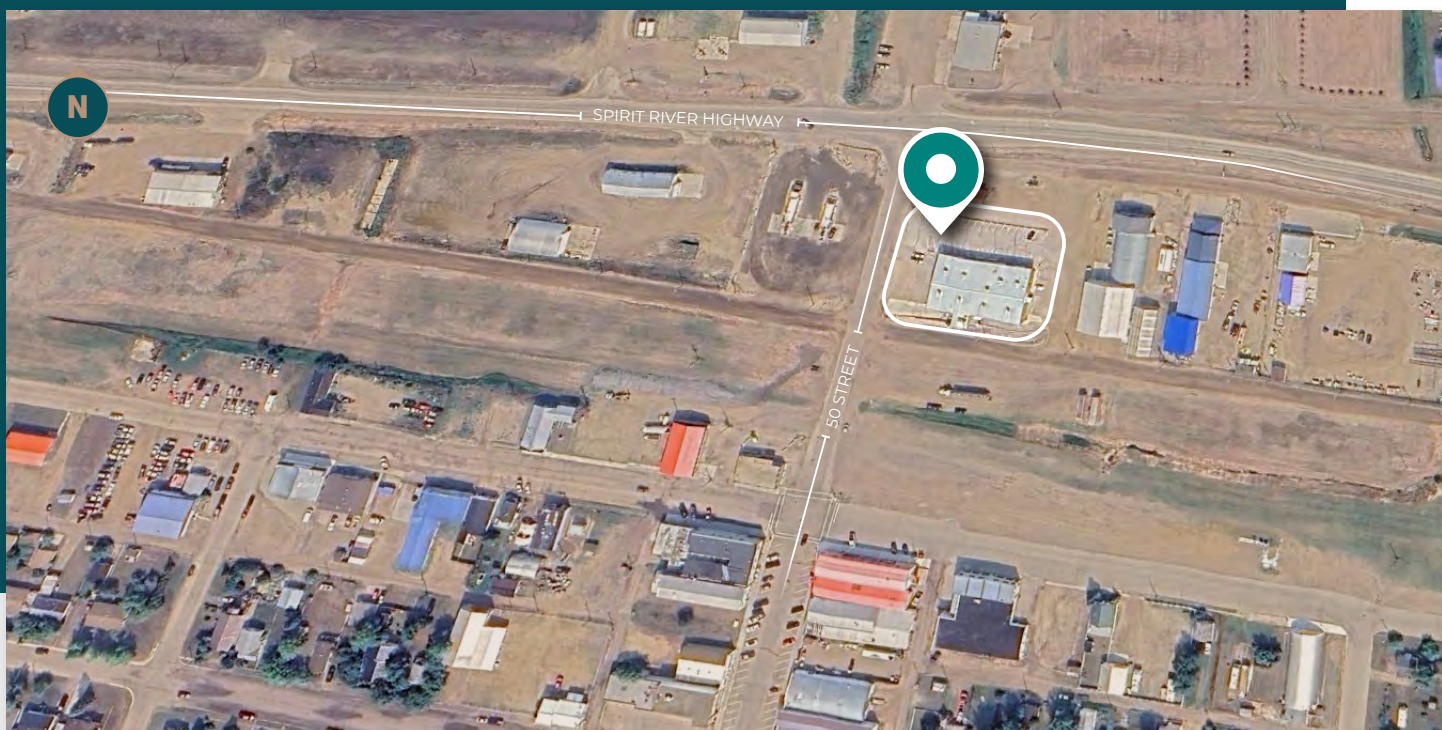
# THE OPPORTUNITY

Located in Alberta's Peace Country, Spirit River is a vibrant rural community of approximately 1,000 residents, serving as a regional hub for agriculture, energy, and local commerce. Situated along Highway 49 (the Spirit River Highway), the town benefits from strong regional connectivity and serves as a key link between northwestern Alberta and northeastern British Columbia.

Spirit River is positioned approximately 78 kilometres north of Grande Prairie and provides convenient access to Dawson Creek, BC, one of the primary service centres for the Peace Region. Highway 49 forms part of the Northern Woods and Water Route and carries approximately 2,000 vehicles per day through the Spirit River area, providing consistent exposure for businesses and services.

Supported by a diverse economy rooted in agriculture, oil and gas, and regional services, Spirit River continues to attract residents, visitors, and businesses seeking affordable opportunities in a well-connected market. Its strategic location between Grande Prairie and northeastern British Columbia makes it an ideal destination for retailers, service providers, and investors looking to capture trade from the broader Peace Country region.





## AREA DEMOGRAPHICS

**774**

DAYTIME POPULATION

1,030 residents  
0.9% growth (2018-2025)

**19.5%**

20-39 YRS

0-19 yrs = 18.6%  
40-59 yrs = 25.2%  
60+ yrs = 36.7%

**\$121,263**

AVERAGE HOUSEHOLD INCOME

21.6% earn \$60-100,000  
51.6% earn \$100,000+

**ABBY WARREN**

Associate

780.919.2214

abby.warren@omada-cre.com

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). 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, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. June 2, 2026

OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL  
1400 Connect Tower  
10020 101A Ave, Edmonton, AB T5J 3G2

**Omada**  
COMMERCIAL