5001 50 AVE, VALLEYVIEW, AB

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ABBY WARREN
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RETAIL FOR LEASE

9,111 SF

FREESTANDING BUILDING



- **Freestanding building located at the prominent intersection of 50th ave and 50th street**
- Excellent exposure and visibility to steady local and highway traffic volumes
- Convenient access and parking for customers
- Serves as a key retail destination within the surrounding trade area

PROPERTY FEATURES

Vacancy	9 ,111 SF
Available	May 1st, 2027
Municipal	Valleyview, Alberta
Legal	7621126, Block: 1, Lot: 18
Basic Rent	Negotiable
Op Costs	TBD
Utilities	Separately metered
Parking	Included





- FRONT TOUCH PARKING
- SERVES BOTH LOCAL CONSUMERS AND PASS-THROUGH TRAFFIC
- LOCATED ALONG VALLEYVIEW'S MAIN STREET

SITE PLAN



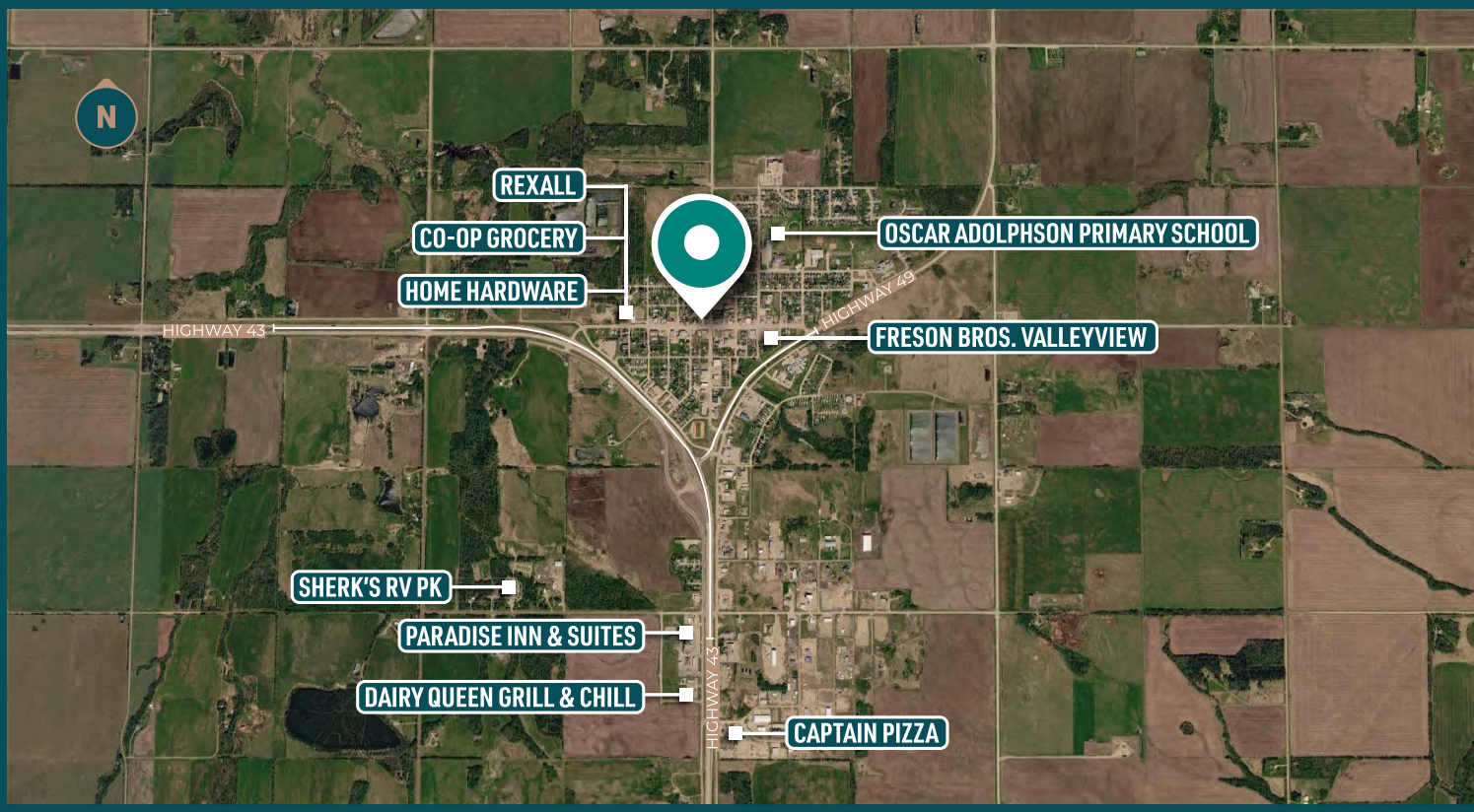
MARKET INSIGHT

Valleyview offers a compelling location for businesses seeking exposure to both a growing local community and a broader northern Alberta trade area. Situated at the junction of Highways 43 and 49, Valleyview functions as a regional service and commercial center for surrounding rural communities, agricultural operations, resource industries and highway traffic. The Town is located approximately 115 km east of Grande Prairie and 350 km north of Edmonton, providing convenient access to major northern Alberta markets. Highway 43 connects Valleyview with Grande Prairie, Dawson Creek and the Alaska Highway, while Highway 49 provides an important east-west connection toward Peace River and the Mackenzie Highway.

Valleyview's immediate population is complemented by a significantly larger regional customer base. Current Alberta Regional Dashboard data places the Town's 2025 population at approximately 1,788 residents, representing 5.1% growth over the preceding five years. The Town itself describes Valleyview as a regional hub serving a trading area of approximately 5,000 people. Valleyview provides essential retail, medical, recreation, education, accommodation and service offerings to residents throughout the surrounding area, creating demand that extends beyond the Town's municipal boundaries.

Valleyview's economy is supported by a diverse mix of oil and gas, agriculture, forestry, retail, tourism, transportation and public administration.
The community's role as a regional service centre provides a recurring customer base for businesses serving both residents and the surrounding resource and agricultural economy.

Transportation is a defining feature of the Valleyview market. The community sits at the intersection of two important northern Alberta highway corridors, positioning commercial properties to capture both local demand and pass-through traffic. The Town reports approximately 7,000–8,000 vehicles travelling daily on Highway 43, with an additional 3,000 vehicles on Highway 49. Highway 43 is a major north-south route toward Grande Prairie, British Columbia and the Alaska Highway, while Highway 49 provides access toward Peace River and northern destinations.



AREA DEMOGRAPHICS

2 KM RADIUS

2,728
DAYTIME POPULATION

1,788 residents
0.1% growth (2018-2025)

$119,086
AVERAGE HOUSEHOLD INCOME

19.8% earn $60-100,000
50.8% earn $100,000+

23.8%
20-39 YRS

0-19 yrs = 27.5%
40-59 yrs = 24.0%
60+ yrs = 24.7%

CONTACT US

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