FOR LEASE

MOUNTVIEW

COMMERCIAL DEVELOPMENT OPPORTUNITY

Highway 43 | Beaverlodge, Alberta

+/-25,000 SF AVAILABLE

END CAP, STANDALONE AND DRIVE-THRU AVAILABLE



LANDREX

#206 Summit Centre
200 Boudreau Road
St. Albert, AB T8N 6B9
landrex.com

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A REGIONAL COMMERCIAL OPPORTUNITY

Strategically positioned along Highway 43, the opportunity provides access to Beaverlodge and surrounding communities while connecting to the broader regional transportation network.

Beaverlodge is located approximately 43 km west of Grande Prairie and 48 km east of the British Columbia border, positioning the community along the Highway 43 corridor between Grande Prairie and the provincial border.



Mountview Health Complex

Landrex is developing the Mountview Health Complex, a new approximately 97,000-square-foot regional healthcare facility in Beaverlodge.

The project is being delivered through a public-private partnership between Landrex Inc., the Town of Beaverlodge and Alberta Health Services, with Alberta Health Services serving as the anchor tenant. The Government of Alberta's Major Projects database specifically identifies the project as a P3 between Landrex, the Town of Beaverlodge and Alberta Health Services.

Projected Opening 2028

mountviewcomplex.com



Beaverlodge

Alberta Health Services

97,000 SF	12,000+	32	24/7	2028
Regional Healthcare Facility	**Regional Clinical Service Population**	**Inpatient Beds**	**Urgent Care**	**Anticipated Opening**

CONCEPTUAL SITE PLAN





BUILDING AREAS

B1 **20,000 SF**

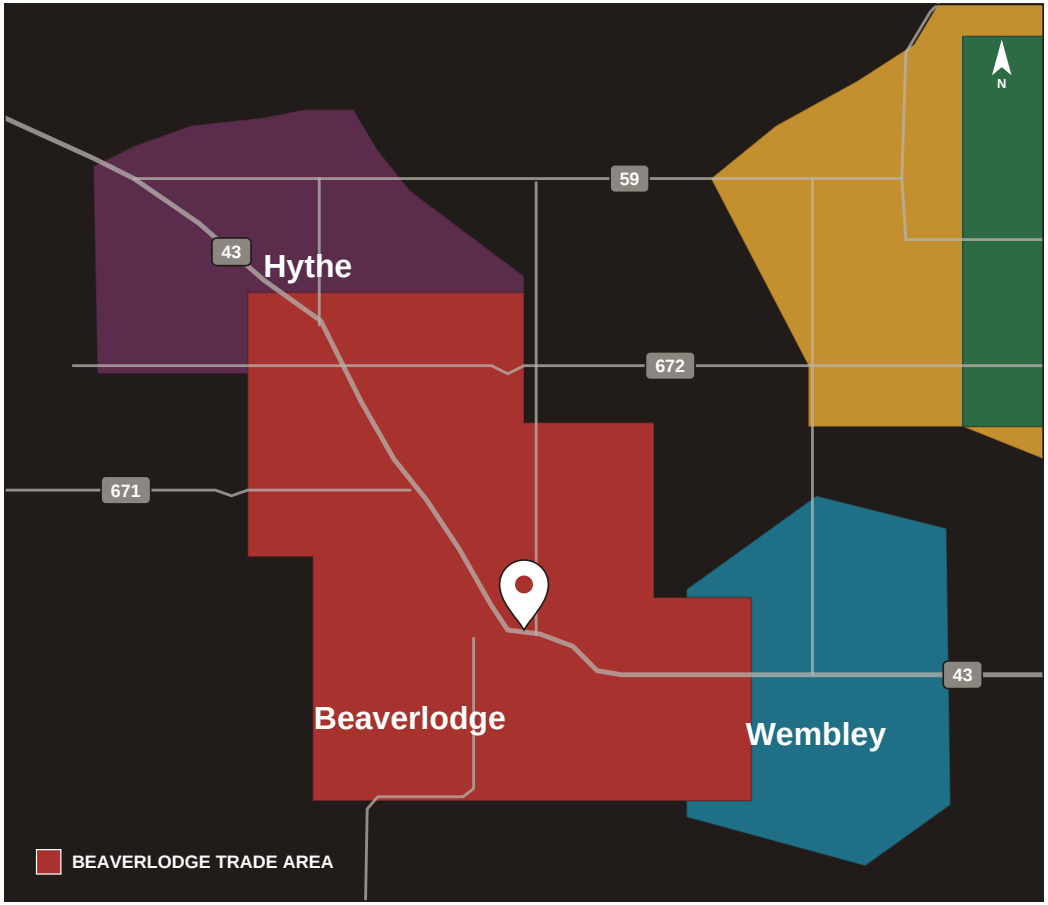
B2 **5,000 SF**

LEGEND

- Available
- Pending
- Sold
- P Pylon Sign

BEAVERLODGE

TRADE AREA



7,487

Trade-area population

$146.0M

Annual resident retail spending, excluding automotive

$117,155

Average household income

40.5

Median age (years)

ANNUAL SPENDING BY CATEGORY

$37.39M

Grocery & Convenience

$9.74M

Fashion & Accessories

$12.0M

Restaurants & Pubs

$13.79M

Home Improvement & Gardening

REGIONAL CONTEXT

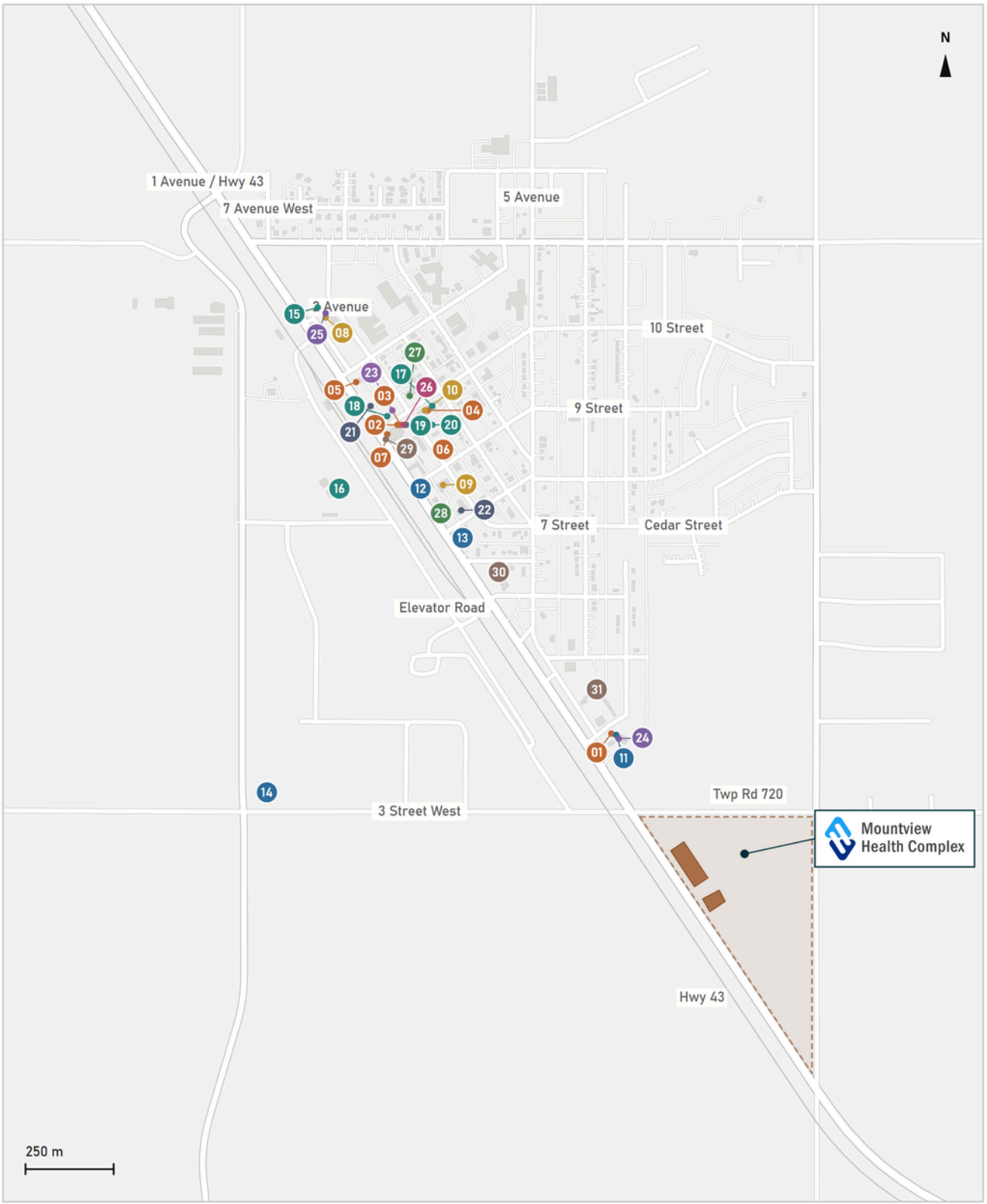




STRAIGHT-LINE DISTANCE FROM BEAVERLODGE

40 KM	80 KM	145 KM	425 KM	585 KM
GRANDE PRAIRIE	DAWSON CREEK, BC	FORT ST. JOHN, BC	EDMONTON	CALGARY

Major city · Town · Highway · River / lake · National park · Rocky Mountains · Inset



NEARBY BUSINESSES

FOOD & DINING

01 **A&W**
310 1 Avenue

02 **Anna's Pizza & Family Restaurant**
109 10 Street

03 **Lil Ava's Pizza & Pasta**
111 10 Street

04 **Petals on Main Bistro**
207 10 Street

05 **Subway**
1022 1 Avenue

06 **SunRise Diner**
908 2 Avenue

07 **The Canton House**
101 10 Street

GROCERY & MARKETS

08 **Beaverlodge IGA**
1040 1 Avenue

09 **New Horizon Co-op Food Store**
817 2 Avenue

10 **The Butcher Shop**
205 10 Street

FUEL & CONVENIENCE

11 **Esso**
310 1 Avenue

12 **Fas Gas Plus**
826 1 Avenue

13 **Petro-Canada**
614 1 Avenue

14 **UFA Petroleum & Cardlock**
102 3 Street West

ACCOMMODATIONS

29 **Beaverlodge Hotel**
101 10 Street

30 **Beaverlodge Motor Inn**
116 6A Street

31 **Side Trax Inn**
402 1 Avenue

RETAIL

15 **Around the Block**
1040 1 Avenue

16 **Home Building Centre**
301 7 Street West

17 **Golden Guns & Tackle**
209 10 Street

18 **Macleods Hardware**
108 10 Street

19 **Red Apple Stores**
105 10 Street

20 **The Gift Box**
113 10 Street

AUTOMOTIVE

21 **Gaudin's Honda**
1004 1 Avenue

22 **J.W. O'Toole Autobody**
803 2 Avenue

HEALTH & PHARMACY

23 **Mint Health + Drugs**
112 10 Street

LIQUOR STORES

24 **Beaver Liquor Plus**
310 1 Avenue

25 **Myrtle's Liquor Outlet**
1040 1 Avenue

VAPE SHOPS

26 **The Vape Club**
111 10 Street

CANNABIS STORES

27 **Level 420**
202 10 Street

28 **Plain Jane Cannabis**
806 1 Avenue

GET IN TOUCH

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