

## \$830,000 - 4703 47a Street, Tofield

MLS® #E4439245

**\$830,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Tofield, Tofield, AB

Live the Good Life in Tofield! Are you looking to open up a business and get the best bang for your buck? Take a short & easy 25 mins. drive east on Hwy 14 east from Edmonton to Tofield. This property offers a spacious shop & office, a fenced yard, and 7 acres of prime land. The expansive office area includes a sectioned-off area perfect for a bullpen with ample shelving space & large displays. A Lunch Room with kitchenette, separate men's & ladies' restrooms. The shop is huge, with an extra large OHD with power opener. It's well-built steel construction, a concrete floor with a drain. A mezzanine with steel concrete stairs, multiple access points. Equipped w/ 2 newer furnaces, 2 Central A/C units & a supplemental newer unit heater, Supplied with 3 phase 400-amp power distribution. Serviced w/ municipal water. Shop door is 13' wide & 16' tall. Additional amenities include a storage and communication room, extensive furnace ducting throughout, and abundant parking and the Roof has recently been upgraded!

Built in 1990

### Essential Information

MLS® #	E4439245
Price	\$830,000
Bathrooms	0.00



Acres	0.00
Year Built	1990
Type	Industrial
Status	Active

### Community Information

Address	4703 47a Street
Area	Tofield
Subdivision	Tofield
City	Tofield
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

### Exterior

Exterior	Brick, Steel Frame
Construction	Brick, Steel Frame

### Additional Information

Date Listed	May 29th, 2025
Days on Market	38
Zoning	Zone 80

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Listing information last updated on July 6th, 2025 at 3:17am MDT