

| SABLE REALTY |

Faber
Licensed Insolvency Trustees



FOR SALE

Own Your Own Shop on Tofield's Main Street

TOFIELD MAIN STREET

5012 / 5014 52 Avenue, Toefield, AB

NOAH ISSA

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Sable Realty is pleased to offer a rare chance to own a ±7,550 SF freestanding shop building on ±0.40 acres, right on 52 Avenue, Tofield's main commercial street. Offered for sale by Faber Inc. as Trustee, this is a trustee sale priced to move at roughly \$66 per square foot - a fraction of what it would cost to build today.

The building spans five contiguous lots with main-street frontage and on-site parking and apron space. Formerly operated as an automotive service shop, the property is a natural fit for a tire or repair operation, ag equipment service, welding or fabrication, or any trade that needs shop space and exposure.

Tofield is the service hub for a large rural trade area, and Highway 14 puts you about 45 minutes from Edmonton and an easy run to Camrose. Whether you're an operator tired of paying rent, expanding to a second location, or looking for an affordable base for your business, this is the kind of opportunity that doesn't come along often at this price.

The Property is offered as a trustee sale on an "as is, where is" basis, and the Trustee makes no representations or warranties regarding the Property. Offers will be reviewed as received. All offers are subject to acceptance by the Trustee.

PROPERTY DETAILS

Municipal Address	5012/5014 52 Ave, Toefield, AB
Legal Description	Plan 9200S, Block 11, Lots 13-17
Loading Doors	Four (4) Grade Doors
Year Built	1978
Zoning	Downtown Commercial (C-DC)
Site Size	0.40 Acres +/-
Building Size	7,550 SF
Power	Three-Phase (To Be Confirmed)
2026 Tax Assessment	\$497,400
2026 Property Tax	\$11,250.10
Sale Price	\$500,000



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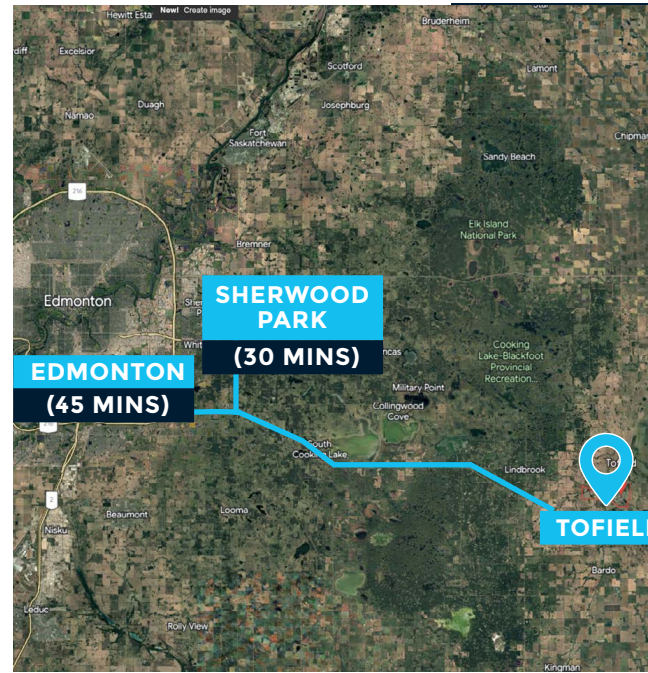
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ABOUT TOEFIELD

Tofield is a town of 2,045 (2021 Census) in Beaver County, located on Highway 14 approximately 65 km southeast of Edmonton – about 45 minutes from the city and 30 minutes from Sherwood Park.



Incorporated in 1909 and situated on the edge of Beaverhill Lake, the town serves as the primary commercial service hub for a rural trade area of roughly 8,000 people, anchored by surrounding farms and acreages with a median household income of \$74,000. The local economy is rooted in agriculture and ag services, supplemented by commuter ties to Edmonton-area employment, and the population has held stable for the past decade – a steady, established market where main-street locations, affordability relative to metro Edmonton, and captive rural service demand are the key commercial drivers.

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DEMOGRAPHICS

2,045

TOWN
POPULATION
(2021)

±8,000

TRADE AREA
incl. Beaver County
(±5,900)

\$74,000

MEDIAN
HOUSEHOLD
INCOME

±810

HOUSEHOLDS
strong farm/
acreage base

HWY 14 CORRIDOR TRAFFIC

Edmonton 45 min, Camrose corridor

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GET MORE INFORMATION

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