



Land Commercial For Sale		LP: \$71,400
Tofield	Tofield	80 Lse Rate:
5118 50 AV		TOB 4JO SP:

Listing ID #: E4148118	Linc #: 0037329489	ACTIVE
Trans Type: For Sale	Land Size SF:	H M
Sale Type:	Land Size Acres: 0.840	
Zoning: Highway Commercial-C2	Lot Frontage:	CSS
Prop Taxes: 1,257.29 / 2018	Subj Prop	
Other Types: LAN		

Legal Plan/Block/Lot: 1623464 / 2 / 2 **Unit #:** **M:** **T:** **R:** **S:** **Q:**

Opportunity Knocks! 0.84 acre Commercial lot in Tofield. Zoned C2-Highway Commercial. Possible permitted uses: Automobile, farm equipment, and recreational equipment sales and service. Car washers. Gas bars and service stations. Motels and Hotels. Power, gas, water and sewer at the property line. Commuting distances from Tofield: Sherwood Park (50 km), Edmonton (67 km), YEG Airport (75 km), Fort Saskatchewan (74 km), and Camrose (50 km). A must see!!!

Private Remarks: For information and to book a showing call Greg at 780-918-9300. Schedule 'A' (Vendor's option to require) will accompany all offers. Call listing associate for details (780-918-9300)

<p>Virtual Tour:</p> <p>Property Details</p> <p>Ownership Interest: Local Government</p> <p>Title to Land: Fee Simple</p> <p>Env Asmt Phase:</p> <p>RPR Survey Available: No</p> <p>Seller Rights Res: Yes</p> <p>General Building Details</p> <p>Building Type:</p> <p>Construction:</p> <p>Subject Space SqFt:</p> <p>Subject Space Width:</p> <p>Year Built:</p> <p>Land</p> <p>Site Services: Electricity at Lot Line, Natural Gas at Lot</p> <p>Water Supply: Municipal</p> <p>Sewer / Septic: Municipal/Community</p>	<p>Brochure:</p> <p>Multi Family</p> <table border="0" style="width: 100%;"> <tr> <td># of Storeys:</td> <td style="text-align: right;">Total # of Units: 0</td> </tr> <tr> <td># of 1 Bedroom Apts:</td> <td style="text-align: right;"># of Bachelor Apts:</td> </tr> <tr> <td># of 2 Bedroom Apts:</td> <td style="text-align: right;"># of Penthouse Apts:</td> </tr> <tr> <td># of 3 Bedroom Apts:</td> <td style="text-align: right;"># of Other Units:</td> </tr> <tr> <td># of 4+ Bedroom Apts:</td> <td style="text-align: right;"># of Parking Spaces:</td> </tr> </table> <p>APOD Information</p> <p>Gross Operating Income:</p> <p>Other Income:</p> <p>Effective Gross Income:</p> <p>Expense Total:</p> <p>Total Op Expenses:</p> <p>Net Operating Income:</p> <p>Cap Rate:</p> <p>Business/Business w/Property</p> <p>Major Business Type:</p> <p>Minor Business Type:</p>	# of Storeys:	Total # of Units: 0	# of 1 Bedroom Apts:	# of Bachelor Apts:	# of 2 Bedroom Apts:	# of Penthouse Apts:	# of 3 Bedroom Apts:	# of Other Units:	# of 4+ Bedroom Apts:	# of Parking Spaces:
# of Storeys:	Total # of Units: 0										
# of 1 Bedroom Apts:	# of Bachelor Apts:										
# of 2 Bedroom Apts:	# of Penthouse Apts:										
# of 3 Bedroom Apts:	# of Other Units:										
# of 4+ Bedroom Apts:	# of Parking Spaces:										

<p>Lease Details</p> <p>Lease Type:</p> <p>Net Lse Rate SF/Annum:</p> <p>Lease Term (in Months):</p>	<p>Lease Op Cost SqFt:</p> <p>Subject Space SqFt:</p> <p>Co-Op Commission Lease:</p>
--	---

<p>Appointment Name: Greg Litwin</p> <p>Appointment Phone #: 780-918-9300</p> <p>Listing Agent: Jeff J Lorenz - Off: 780-464-7700</p> <p>Listing Agent Email: jeff@lorenzteam.com</p> <p>Listing Firm: MaxWell Devonshire</p> <p>Off#: 780-464-7700</p> <p>Listing Agent 2: Gregory D Litwin - Ph: 780-918-9300</p> <p>Listing Firm 2: MaxWell Devonshire</p> <p>Off#: 780-662-0415</p>	<p>Appointment: Call Lister</p> <p>Listing Agent URL: http://www.lorenzteam.com</p> <p>Listing Date: 3/18/2019 DOM: 2</p> <p>Possession: / 30 / Negotiable</p> <p>Co-Op Commission: 3.5% first \$100,000 and 1.5% of the balance</p>
--	--

<p>Pending Date:</p> <p>Sold Date:</p> <p>Adjustment Date:</p> <p>Buyer Agent:</p> <p>Buyer Office:</p>	<p>Input Date: 3/20/2019 2:51 PM</p> <p>Expiry Date: 9/18/2019</p> <p>Buyer Agent 2:</p> <p>Buyer Office 2:</p>
--	---