

# \$599,000 - 5225 50 Street, Tofield

MLS® #E4442980

**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Tofield, Tofield, AB

Fully Leased Mixed-Use Property - This well-maintained mixed-use building offers approximately 6,400 sq ft with 5 commercial units on the main floor and 5 residential suites on the upper levelâ€”all fully leased. Each unit features separate utility metering for added efficiency. Recent building improvements include: roof (2013), boiler (2017), hot water tank (2020), Wilo pump (Dec 2022), pressure relief valve and pressure tank (Dec 2023), zone valve (Jan 2024), and laundry dryer (Feb 2025). Located just 40 minutes from southeast Edmonton, this property presents strong income stability and long-term potential.



Built in 1972

## Essential Information

MLS® #	E4442980
Price	\$599,000
Bathrooms	0.00
Acres	0.00
Year Built	1972
Type	Multi-Family Commercial
Status	Active

## Community Information

Address	5225 50 Street
Area	Tofield

Subdivision	Tofield
City	Tofield
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

### Exterior

Exterior	See Remarks
Construction	See Remarks

### Additional Information

Date Listed	June 17th, 2025
Days on Market	17
Zoning	Zone 80

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Listing information last updated on July 4th, 2025 at 8:02am MDT