



GRASSROOTS
REALTY GROUP

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NE-3-52-19-W4 NE-3-52-19-W4
Tofield, Alberta

MLS # A2293252



\$399,000

Division:	Tofield
Lot Size:	67.38 Acres
Lot Feat:	Native Plants, Wooded
By Town:	-
LLD:	19-51-19-W4
Zoning:	M-1 MEDIUM INDUSTRIAL
Water:	-
Sewer:	-
Utilities:	-

67.38 acres of medium industrial zoned land located within the corporate limits of the Town of Tofield, offering a rare opportunity for large-scale industrial development with the benefit of existing agricultural use. The property is currently being farmed with a mix of pasture and hay, providing interim income potential while future development plans are considered. Positioned with potential for rail access and with municipal services accessible nearby, the site is well suited for a range of industrial uses including logistics, manufacturing, storage, or ag-service operations. The parcel offers strong flexibility for phased development while maintaining current agricultural productivity. Surface water is present and may require fencing for livestock management.