

\$430,000 - 5101 49 Avenue, Dewberry

MLS® #A2144188

\$430,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Dewberry, Alberta

This 2013 Revenue shop has many extras with perfection in mind sitting on 1.89 acres. This commercial property is 3500 sq ft, has 3 14ft overhead doors and 3 man doors. It has a two-piece sump tied into the trough system which retains coolants or oils before being emptied into the village system. This shop also has a utility room with a large air compressor and large hot water heater. There is a e piece bathroom and a separate room for tool storage. There is a 27' x 6' storage area on a manzamine. The shop itself has 4 bays and holds up to 5 semi trucks. It is heated with overhead radiated tubes. Cement floor is superb inside and there is a large cement pad out front of the building. Yard is built up and well packed for large tanker trucks set up with 4 directional drainage. The yard can hold up to 10 Semi Trailers and there is still room for expansion on the lot. This opportunity also includes a 8x40 Sea-Can set up with a 500 gallon used oil storage unit.

This small town has many amenities including a heavy-duty mechanic and welding fabrication shop, card lock, banks, grocery store and other small businesses. This is the perfect place to start a business! Come see it today!



Built in 2013

Essential Information

MLS® #	A2144188
Price	\$430,000

Bathrooms	0.00
Acres	0.00
Year Built	2013
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	5101 49 Avenue
Subdivision	NONE
City	Dewberry
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B1G0

Additional Information

Date Listed	June 25th, 2024
Days on Market	322
Zoning	M

Listing Details

Listing Office	Stewart Realty
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.