

# \$430,000 - 5101 49 Avenue, Dewberry

MLS® #A2144188

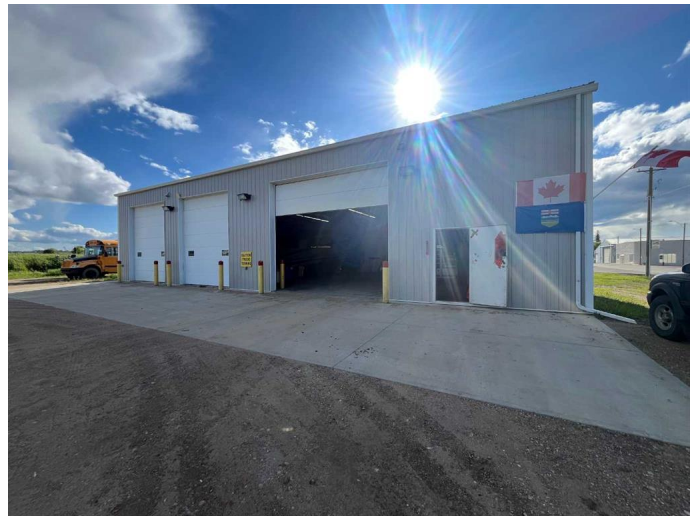
**\$430,000**

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 | 297             |
| Zoning         | M               |

### Listing Details

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

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