

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

MLS® #A2144188

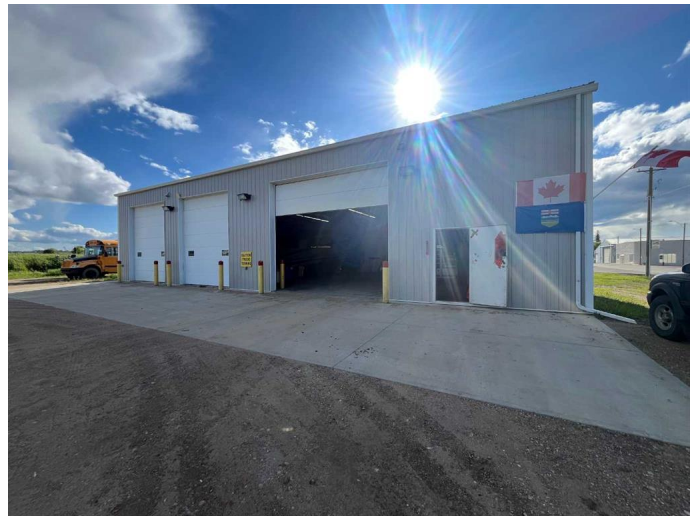
**\$430,000**

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	309
Zoning	M

### Listing Details

Listing Office	Stewart Realty
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