

\$430,000 - 5101 49 Avenue, Dewberry

MLS® #A2144188

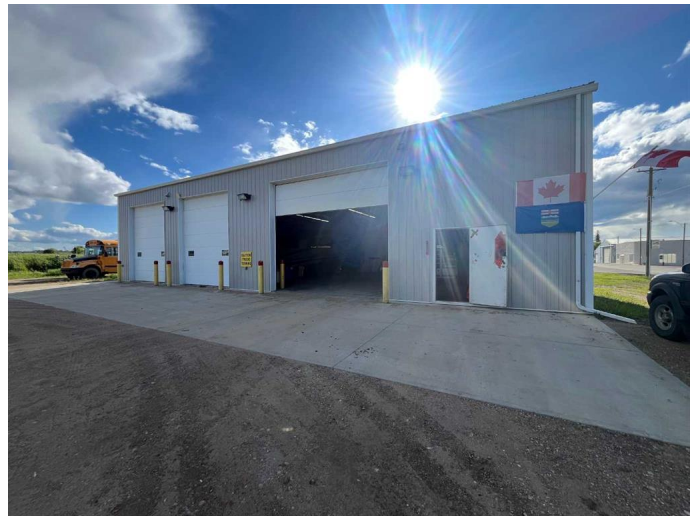
\$430,000

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 | 311 |
| Zoning | M |

Listing Details

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

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