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5101 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Dewberry, Alberta



Listing ID:
28236

MLS ID:
A2144188

\$430,000



 **DON STEWART**
 (780) 853-7172

 **Stewart Realty**
 780-853-4725

 5101 49 Avenue , Dewberry , Alberta T0B1G0

Transaction Type

For Sale

Days On Market

309

Zoning

M

Subdivision

NONE

Year Built

2013

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

9821975

Building Area (Sq. Ft.)

3456.00

Building Area (Sq. M.)

321.07

InclusionsSea-Can & 2 oil tanks indie for used oil
8'x40**Restrictions**

None Known

Reports

None

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!

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