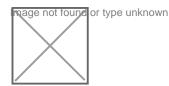


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5101 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationDewberry, Alberta

Listing ID: 28236

MLS ID: A2144188

\$430,000



△ DON STEWART

(780) 853-7172

2 780-853-4725

5101 49 Avenue, Dewberry, Alberta T0B1G0

Transaction Type

For Sale

Days On Market

309

2013

Zoning

Μ

Subdivision

NONE

Year Built

Industrial

Property Type

Building Area (Sq. Ft.)

Property Sub Type

Legal Plan 9821975

Commercial

Mixed Use

Inclusions

Structure Type

3456.00

Building Area (Sq. M.) 321.07

Sea-Can & 2 oil tanks indie for used oil

8'x40

Restrictions

Reports

None Known 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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