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## 5101 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Dewberry, Alberta



**Listing ID:**  
33711

**MLS ID:**  
A2281316

**\$324,900**



 **SHAWN JACULA**  
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 5101 49 Avenue , Dewberry , Alberta T0B 1G0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 87	<b>Zoning</b> Industrial Dewberry
<b>Subdivision</b> NONE	<b>Building Type</b> See Remarks	<b>Year Built</b> 2013
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 9821975	<b>Building Area (Sq. Ft.)</b> 3500.00	<b>Building Area (Sq. M.)</b> 325.16
<b>Lot Size (Sq. Ft.)</b> 82328	<b>Lot Size (Acres)</b> 1.89	<b>Construction Type</b> Aluminum Siding ,Concrete,Metal Frame
<b>Roof</b> Metal	<b>Foundation</b> Slab	<b>Cooling</b> None
<b>Heating</b> Natural Gas,Radiant	<b>Lot Features</b> Corner Lot,Level,Yard Drainage	<b>Commercial Amenities</b> Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Laundry Facility,Mezzanine
<b>Access to Property</b> Direct Access	<b>Inclusions</b> 2 phase air compressor, Washing machine, 3 work benches, 8'x40' seacan with 600 gal oil containment system	<b>Restrictions</b> None Known
<b>Reports</b> None		

Exceptional opportunity to own a versatile industrial shop on a large 1.89 acre lot with excellent municipal road access and ample space for future expansion or additional parking. This well-equipped four-bay shop is ideal for trucking, oilfield service, fleet operations, or contractor use. The building features two 12' x 14' overhead doors and one oversized 16' x 14' overhead door, allowing easy access for large equipment and commercial vehicles. Inside, the shop is outfitted with overhead radiant heat for efficient winter operation, a U-trough sump, and convenient on-site laundry facilities. Connected to county water and sewer, the property also includes an 8' x 40' SeaCan complete with a 600 gallon used oil containment system, adding valuable storage and environmental compliance functionality. With its large gravelled yard, generous turning radius, and room for more parking or storage, this property offers outstanding flexibility for growing operations. A rare chance to secure a fully serviced industrial property in a strategic, accessible location in the Village of Dewberry, AB. Perfect for owner-operators or investors seeking strong commercial functionality. The building presently has 4 bays rented.

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