

# \$65,000 - 4601-4603 49 Avenue, Dewberry

MLS® #A2192362

**\$65,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.70 Acres

Dewberry, Dewberry, Alberta

2 Commercial Lots for Sale with a Steel Building Package Available! Buyer to construct the building, with a pre-designed 30'x45' steel building package ready for use in Dewberry, Alberta. Dewberry is a small community located in the County of Vermilion approximately 66km from the City of Lloydminster and 50km from the town of Vermilion. These high-visibility lots offer excellent frontage, making them ideal for a wide range of businesses, from retail and office space to or service-based enterprises plus many more options.

Lot Size: .7 acres

Zoning: Commercial

Location: Conveniently situated with easy access to main roads

Steel Building Package Available! Buyer to construct the building, with a pre-designed 30'x45' steel building package ready for use.

This is a fantastic investment opportunity for entrepreneurs and developers.



## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2192362 |
| Price     | \$65,000 |
| Bathrooms | 0.00     |
| Acres     | 0.70     |
| Type      | Land     |

|          |                 |
|----------|-----------------|
| Sub-Type | Commercial Land |
| Status   | Active          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4601-4603 49 Avenue        |
| Subdivision | Dewberry                   |
| City        | Dewberry                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 0E3                    |

### Amenities

|           |   |
|-----------|---|
| Utilities | Electricity at Lot Line, Natural Gas at Lot Line, See Remarks |
|-----------|---|

### Exterior

|                 |                        |
|-----------------|------------------------|
| Lot Description | Level, Rectangular Lot |
|-----------------|------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 134                |
| Zoning         | C                  |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.