

# \$353,000 - 4912 50 Street, Dewberry

MLS® #A2113262

**\$353,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Dewberry, Dewberry, Alberta

Discover endless possibilities with this prime commercial real estate opportunity in rural Alberta! Previously serving as an agricultural equipment dealership, this expansive property awaits its next chapter as it beckons entrepreneurs and businesses alike to make their mark in a thriving small community.

Situated on a spacious lot spanning 21,000 square feet plus an additional four lots to the east, this possession ready property boasts a robust building encompassing 8,172 square feet of versatile space. Originally constructed in 1946, the building underwent significant expansions in 1969 and 1979, featuring large additions with convenient overhead doors, ideal for accommodating various business needs and operations.

Strategically located in the heart of a supportive small community, this property offers unparalleled visibility and accessibility, presenting an ideal canvas for a wide range of ventures. Whether you're looking to establish a new business or expand an existing one, this property provides the perfect foundation for success in a burgeoning rural economy. Should more space be needed, be sure to look at the additional 4,410 square foot shop and lots available in two separate listings.

Don't miss out on this rare opportunity to claim your stake in a thriving community and unlock the full potential of this remarkable property.



Seize the chance to cultivate your business dreams amidst the picturesque landscapes of rural Alberta. Contact us today to schedule a viewing and secure your place in this vibrant local landscape.

Built in 1946

**Essential Information**

MLS® #	A2113262
Price	\$353,000
Bathrooms	0.00
Acres	0.00
Year Built	1946
Type	Commercial
Sub-Type	Warehouse
Status	Active

**Community Information**

Address	4912 50 Street
Subdivision	Dewberry
City	Dewberry
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 1G0

**Additional Information**

Date Listed	March 8th, 2024
Days on Market	417
Zoning	C

**Listing Details**

Listing Office	RE/MAX PRAIRIE REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.