

# \$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	Rectangular Lot, Level
-----------------	------------------------

### Additional Information

Date Listed	February 5th, 2025
Days on Market	116
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.