

# \$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
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### Exterior

Lot Description	Level, Rectangular Lot
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### Additional Information

Date Listed	February 5th, 2025
Days on Market	138
Zoning	C

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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