



**4910 49 Avenue  
Dewberry, Alberta**

**MLS # A2113270**

**\$243,000**



**Division:** Dewberry

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,410 sq.ft.

**Zoning:** C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Unleash the potential of your business with this exceptional commercial shop, perfectly positioned in the heart of rural Alberta. Boasting 4,410 square feet of versatile space with multiple overhead doors, this property is tailor-made for expanding enterprises or ambitious newcomers looking to establish a foothold in a thriving community. Featuring in-floor heating and full servicing, this shop ensures comfortable year-round operations, allowing you to focus on growing your business without weather-related interruptions. The spacious layout offers endless possibilities for customization, catering to a variety of business needs and visions. Located in a supportive rural community, this property offers unparalleled visibility and accessibility, ensuring that your business gets the attention it deserves. Whether you're looking to launch a new venture or expand an existing one, this shop provides the perfect foundation for success in a picturesque rural setting. Need more space than this shop? Be sure to check out the two other listings as well, a shop and bare lots. Don't miss out on this exceptional opportunity to elevate your business in rural Alberta. Contact us today to schedule a viewing and secure your place in this thriving community. Your business success story starts here!