

**4601-4603 49 Avenue  
Dewberry, Alberta**

**MLS # A2247710**



**\$65,000**

**Division:** Dewberry

**Lot Size:** 0.70 Acre

**Lot Feat:** Level, Rectangular Lot

**By Town:** -

**LLD:** -

**Zoning:** C

**Water:** Public

**Sewer:** -

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line, See Remarks

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.