\$99,000 - 104, 234 Stony Mountain Road, Anzac

MLS® #A2244964

\$99,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Anzac Business Park, Anzac, Alberta

Affordable Commercial Ownership Opportunity | Versatile Mixed-Use Space | Corner Unit. Take advantage of this rare opportunity to own over 1,200 sq ft of functional and affordable commercial space in a high-visibility location along Stony Mountain Road. Ideal for small business owners, entrepreneurs, or investors seeking cost-effective space with flexible use potential. This unit offers a smart blend of retail, or light industrial utility with convenient quick possession available. Features include a roughed-in kitchen and bathroom, an 8' rear overhead bay door for easy loading, 13' ceilings with sound insulation, and a rooftop A/C unit for year-round comfort. A 100 amp electrical service supports a wide range of operational needs, while two dedicated parking stalls and ample visitor parking ensure convenience for staff and clients alike. Zoned for mixed use, this property is well-suited for a variety of business typesâ€"from professional services to small-scale warehousing or production. Whether you're looking to invest or establish your business in a growing area, this is a low-overhead solution with excellent upside.







Built in 2009

Essential Information

MLS® # A2244964 Price \$99,000 Bathrooms 0.00 Acres 0.00 Year Built 2009

Type Commercial
Sub-Type Industrial
Status Active

Community Information

Address 104, 234 Stony Mountain Road

Subdivision Anzac Business Park

City Anzac

County Wood Buffalo

Province Alberta
Postal Code T0P 1J0

Additional Information

Date Listed July 30th, 2025

Days on Market 95
Zoning HC

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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