

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

MLS® #A2244964

**\$99,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

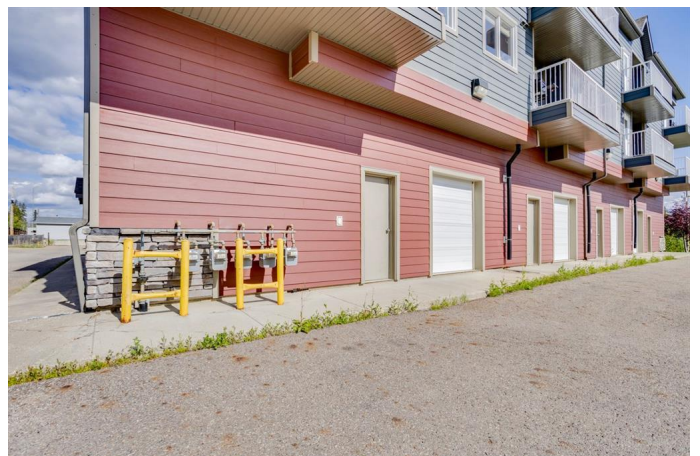
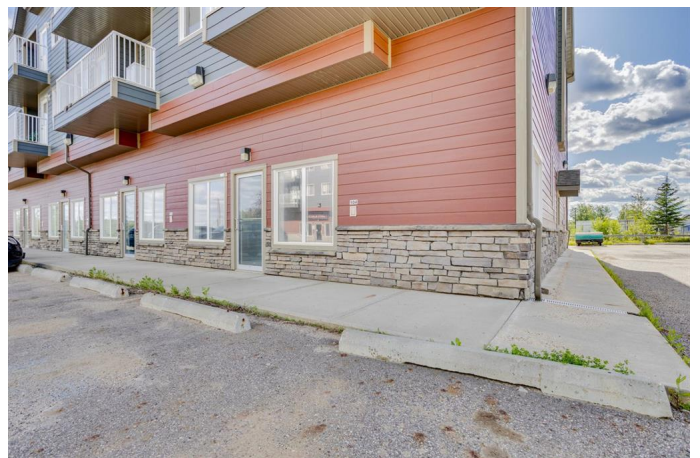
Anzac Business Park, Anzac, Alberta

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 types—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	2
Zoning	HC

### Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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