

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

MLS® #A2244964

**\$99,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

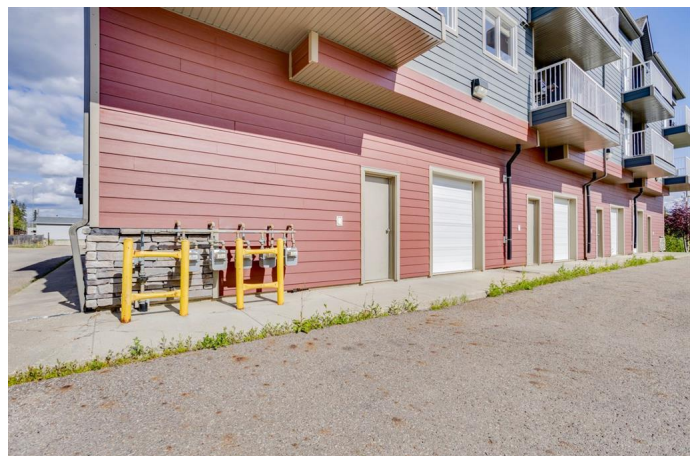
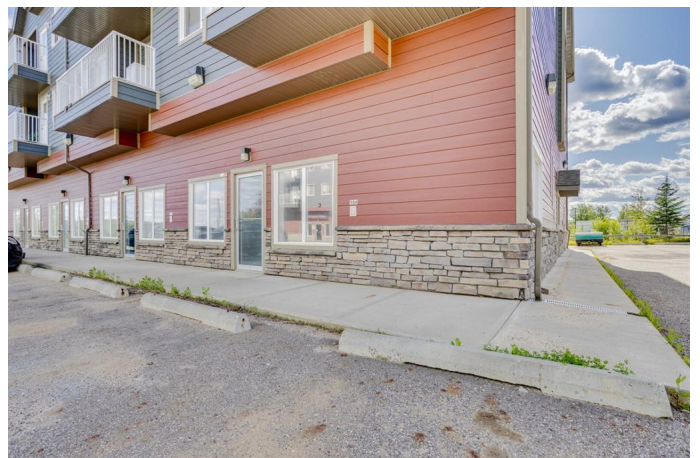
Anzac Business Park, Anzac, Alberta

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 | 101             |
| Zoning         | HC              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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