

\$99,000 - 103, 234 Stony Mountain Road, Anzac

MLS® #A2244784

\$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

Take advantage of this rare opportunity to own over 1,100 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® #	A2244784
Price	\$99,000
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	103, 234 Stony Mountain Road
Subdivision	Anzac Business Park
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P1J0

Additional Information

Date Listed	July 29th, 2025
Days on Market	3
Zoning	HC

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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