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105 OAK COURT FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Anzac, Alberta

Listing ID:
31468

MLS ID:
A2239729

\$2,200,000



 **SUSAN LORE**
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 105 Oak Court , Anzac , Alberta T0P 1J0

Transaction Type	Title	Days On Market
For Sale	Fee Simple	191
Zoning	Subdivision	Building Type
HC	Anzac Business Park	Free-Standing, See Remarks, Warehouse
Year Built	Structure Type	Property Type
2008	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	8322978	20259.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
1882.11	52744	1.21
Electric	Lot Features	Inclusions
800 Amp Service	Level	N/A
Restrictions	Reports	
None Known	None	

For Sale – 105 Oak Court, Anzac, AB - 20,259 SF Office/Warehouse with Residential Component | 1.21 Acres | Zoned Business Industrial (BI) An exceptional opportunity to acquire a well-maintained and highly functional industrial warehouse property located in Anzac, Alberta—just 36 kilometres southeast of Fort McMurray along Highway 881. Positioned near major oil sands operations such as Long Lake and Hangingstone, this versatile facility offers both operational efficiency and investment potential for owner-users or industrial investors. Constructed in 2008, the steel-frame building totals 20,259 square feet and sits on a fully fenced 1.21-acre site with a secured gate and ample maralling area at the front. The property includes a 15,120 square foot industrial shop featuring two 8'x12' and one 12'x16' grade-level loading doors, warehouse racking, and approximately 20-foot clear ceiling height. A spacious reception area welcomes visitors, with well-appointed main floor offices, a boardroom, and a staff room supporting day-to-day operations. Above the warehouse, the 5,139 square foot upper level includes multiple residential suites, which can be converted to additional office space depending on business needs. The site also includes a double-car garage and HVAC units, as shown in the marketing materials. Utility infrastructure includes 800 Amp, 208V power, a backup CAT generator, and 25 separate internet connections for enhanced connectivity. The property currently uses holding tanks for water and sanitary services, with municipal connections available at the property line for future hook-up. Overall, 105 Oak Court is a thoughtfully designed, move-in-ready property in overall good condition, offering rare flexibility with its industrial and residential components in a strategic location within Alberta's energy corridor.

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