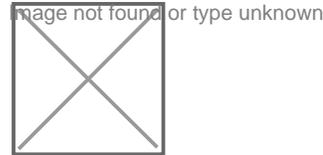


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

103, 234 STONY MOUNTAIN ROAD FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Anzac, Alberta

Listing ID:
31549

MLS ID:
A2244784

\$99,000



 **BRETT CAMPBELL**
 (780) 804-1266

 **ROYAL LEPAGE BENCHMARK**
 780-743-1137

 103, 234 Stony Mountain Road , Anzac , Alberta T0P1J0

Transaction Type For Sale	Days On Market 272	Zoning HC
Subdivision Anzac Business Park	Building Type Warehouse	Year Built 2009
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1021710	Building Area (Sq. Ft.) 1190.00	Building Area (Sq. M.) 110.55
Inclusions None	Restrictions None Known	Reports None

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.

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