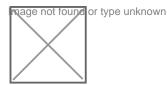


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

2 (780) 804-1266

■ ROYAL LEPAGE BENCHMARK

2 780-743-1137

rPr

103, 234 Stony Mountain Road , Anzac , Alberta T0P1J0

Transaction Type

For Sale

Days On Market

Zoning HC

Subdivision

Anzac Business Park

Building Type
Warehouse

Year Built 2009

Structure Type

Industrial

Property Type Commercial **Property Sub Type**

Building Area (Sq. M.)

Industrial

Legal Plan 1021710

Bu

Building Area (Sq. Ft.)

1190.00 110.55

Reports

None

Inclusions None Restrictions
None Known

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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