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## 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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 2	<b>Zoning</b> HC
<b>Subdivision</b> Anzac Business Park	<b>Building Type</b> Warehouse	<b>Year Built</b> 2009
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 1021710	<b>Building Area (Sq. Ft.)</b> 1190.00	<b>Building Area (Sq. M.)</b> 110.55
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> 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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