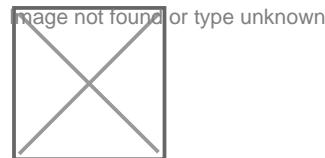


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

104, 234 STONY MOUNTAIN ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Anzac, Alberta

Listing ID:
31554

MLS ID:
A2244964

\$99,000



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

 ROYAL LEPAGE BENCHMARK
 780-743-1137

 104, 234 Stony Mountain Road , Anzac , Alberta T0P 1J0

Transaction Type	Days On Market	Zoning
For Sale	185	HC
Subdivision	Year Built	Structure Type
Anzac Business Park	2009	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	1021710
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1300.00	120.77	none
Restrictions	Reports	
None Known	None	

Affordable Commercial Ownership Opportunity | Versatile Mixed-Use Space | Corner Unit. Take advantage of this rare opportunity to own over 1,200 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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