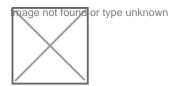


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** (780) 804-1266

■ ROYAL LEPAGE BENCHMARK

**2** 780-743-1137

rPr

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

**Transaction Type** 

For Sale

**Days On Market** 

**Zoning** HC

Subdivision

Anzac Business Park

Year Built

62

2009

Structure Type

Industrial

Property Type

Commercial

**Property Sub Type** 

Industrial

Legal Plan

1021710

Building Area (Sq. Ft.)

1300.00

Building Area (Sq. M.)

120.77

Inclusions none

Restrictions
None Known

Reports 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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