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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

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

Transaction Type

For Sale

Days On Market

123

Zoning HC

Subdivision

Anzac Business Park

Year Built 2009

Industrial

Structure Type

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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