

103, 234 Stony Mountain Road
Anzac, Alberta

MLS # A2244784



\$99,000

Division:	Anzac Business Park		
Type:	Industrial		
Bus. Type:	-		
Sale/Lease:	For Sale		
Bldg. Name:	-		
Bus. Name:	-		
Size:	1,190 sq.ft.		
Zoning:	HC		
Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	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 “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.