

**104, 234 Stony Mountain Road  
Anzac, Alberta**

**MLS # A2244964**



**\$99,000**

**Division:** Anzac Business Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,300 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 | 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.