

# \$1,449,000 - 125 Oak Court, Anzac

MLS® #A2255222

**\$1,449,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 3.39 Acres

Anzac Business Park, Anzac, Alberta

Prime Commercial Development Opportunity | 3.39 Acres in Anzac, Alberta Discover the potential of this 3.39-acre parcel of Hamlet Commercial (HC)â€“zoned land in the growing community of Anzac, Alberta, just minutes from Fort McMurray. Positioned directly off Highway 881, the property offers exceptional visibility and access, making it a strategic location for new commercial development. The seller has already advanced the property toward development by engaging third-party professionals to complete a Traffic Impact Assessment, Geotechnical Study, and a full Design Package (including architectural drawings, conceptual site plans, and renderings) for a proposed gas station, car wash, and related services. These studies significantly reduce upfront costs and timelines for future buyers. Key Highlights: 3.39 acres of Hamlet Commercialâ€“zoned land Highway 881 exposure with high traffic counts Professional studies completed: traffic, geotechnical, and design/architectural Strong potential for gas station, car wash, or other highway commercial uses Located in a growing hamlet with close proximity to Fort McMurray Adjacent 117 Oak Court (2.05 acres) also available â€“ creating a combined 5.44-acre commercial node This property represents a rare opportunity to establish a high-exposure commercial hub in a community with limited existing services. Whether you are an investor, developer, or business operator, this site offers the ideal foundation for a new



commercial project. (id:6289)

**Essential Information**

Listing #	A2255222
Price	\$1,449,000
Bathrooms	0.00
Acres	3.39
Type	Vacant Land
Sub-Type	Freehold

**Community Information**

Address	125 Oak Court
Subdivision	Anzac Business Park
City	Anzac
Province	Alberta
Postal Code	T0P1J0

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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