

# \$950,000 - 117 Oak Court, Anzac

MLS® #A2263091

**\$950,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 2.05 Acres

Anzac Business Park, Anzac, Alberta

Prime Commercial Development Opportunity | 2.05 Acres in Anzac, Alberta Discover the potential of this 2.05-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: 2.05 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 125 Oak Court 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 # | A2263091    |
| Price     | \$950,000   |
| Bathrooms | 0.00        |
| Acres     | 2.05        |
| Type      | Vacant Land |
| Sub-Type  | Freehold    |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 117 Oak Court       |
| Subdivision | Anzac Business Park |
| City        | Anzac               |
| Province    | Alberta             |
| Postal Code | T0P1J0              |

Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|



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