

125 Oak Court  
Anzac, Alberta

MLS # A2255222



**\$1,449,000**

**Division:** Anzac Business Park

**Lot Size:** 3.39 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** HC

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Commercial Development Opportunity | 3.39 Acres in Anzac, Alberta Discover the potential of this 3.39-acre parcel of Hamlet Commercial (HC)-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 Commercial-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 - 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.