

**117 Oak Court
Anzac, Alberta**

MLS # A2263091



\$950,000

Division: Anzac Business Park

Lot Size: 2.05 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: HC

Water: -

Sewer: -

Utilities: -

Prime Commercial Development Opportunity | 2.05 Acres in Anzac, Alberta Discover the potential of this 2.05-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: 2.05 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 125 Oak Court 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.