



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.