

\$950,000 - 117 Oak Court, Anzac

MLS® #A2263091

\$950,000

0 Bedroom, 0.00 Bathroom,
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.

Essential Information

MLS® #	A2263091
Price	\$950,000
Bathrooms	0.00
Acres	2.05
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	117 Oak Court
Subdivision	Anzac Business Park
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P1J0

Additional Information

Date Listed	October 7th, 2025
Days on Market	26
Zoning	HC

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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