



## 125 Oak Court , Anzac, Alberta - \$1,449,000



Main Photo

### Property Description

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.

## REALTOR Referral

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REALTOR®

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Coming  
Soon



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