

# \$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 | 21                |
| Zoning         | HC                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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