

FOR SALE | 105 OAK COURT

20,259 SF Versatile Industrial Office/Warehouse in 1.21-Acre Site in Anzac, AB

An exceptional opportunity to acquire a well-maintained and highly functional industrial warehouse property located in Anzac, Alberta—just 36 kilometres southeast of Fort McMurray along Highway 881. Positioned near major oil sands operations such as Long Lake and Hangingstone, this versatile facility offers both operational efficiency and investment potential for owner-users or industrial investors. Constructed in 2008, the steel-frame building totals 20,259 square feet and sits on a fully fenced 1.21-acre site with a secured gate and ample marshalling area at the front. Overall, 105 Oak Court is a thoughtfully designed, move-in-ready property in overall good condition, offering rare flexibility with its industrial and residential components in a strategic location within Alberta's energy corridor. Contact us today to schedule a tour or request additional information.



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COMMERCIALPROPERTIES.COM



9905 SUTHERLAND ST.
FORT MCMURRAY, AB
T9H 1V3

COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

SUSAN LORE REALTOR®
SUSAN@THELOREGROUP.COM
(780) 714 - 1060

TRISTAN PARKER REALTOR®
TRISTAN@THELOREGROUP.COM
(780) 799 - 1509

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PROPERTY INFORMATION

LIST PRICE:	\$2,200,000
LEGAL ADDRESS:	Plan: 8322978, Block: 16, Lot: 4
MUNICIPAL ADDRESS:	105 Oak Court, Anzac, AB TOP 1J0
ZONING:	HC
PROPERTY SIZE:	Total Building Size: 20,259 SF (+/-) <ul style="list-style-type: none">Industrial Shop: 15,120 SF (+/-)Upper Level Residential Component: 5,139 SF (+/-)
LOT SIZE:	1.21 Acres
YEAR BUILT:	2008
LOCATION:	Anzac Business Park - Anzac, AB

PROPERTY HIGHLIGHTS:

- 20,259 SF steel-frame construction
- 15,120 SF industrial shop with:
 - (2) 8' x 12' grade-level loading doors
 - (1) 12' x 16' grade-level loading door
- Approx. 20' clear ceiling height
- Warehouse racking included
- 5,139 SF upper-level residential component with multiple suites
 - Can be repurposed as additional office
- Main floor includes a large reception area, offices, a boardroom, and a staff room
- Double car garage for added functionality
- HVAC units
- Fully fenced yard with secured gate
- Ample marshalling area in front of the building

UTILITIES & INFRASTRUCTURE:

- 800 Amp, 208V electrical service
- 25 individual internet connections
- Backup CAT generator
- Water & Sanitary:
Holding tanks currently in place; municipal services available at property line for future hook-up



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