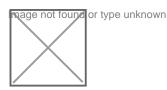


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201, 110 PELICAN PLACE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationSylvan Lake, Alberta

Listing ID: 32371 MLS ID: A2261720

\$23



△ DARREN SAXBY

(403) 392-4110

□ Century 21 Maximum

3 587-272-0221

ß

201, 110 Pelican Place , Sylvan Lake , Alberta T4S 1K2

Transaction Type Days On Market Lease Amount

For Lease 63 23.00

Lease FrequencyZoningSubdivisionAnnuallyDC-50Pierview

Year BuiltStructure TypeProperty Type2016Low Rise (2-4 stories)Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Mixed Use 5319.00 494.15

InclusionsRestrictionsReportsN/ANone KnownCall Lister

Amazing 5,300 sq. ft. office space now available for lease in Pierview Plaza. This beautifully designed professional space welcomes clients with a bright reception area featuring ample storage and a skylight that fills the entry with natural light. The floorplan includes 11 private offices, 2 fully equipped boardrooms, 3 washrooms (including wheelchair accessible), a central open workspace with 6 built-in workstations, an interior file/copy room, a secondary waiting/lounge area, and a spacious staff room. Every detail has been thoughtfully finished to create an upscale and highly functional environment. Well suited for a wide range of professional and service-based businesses, this property is ideal for law firms, accounting practices, insurance or marketing agencies, therapy services, call centres, product development and distribution, or any organization seeking a premium office setting. Located in a prime central Sylvan Lake location, Pierview Plaza offers ample shared parking, excellent visibility, and convenient access. Notably, this space was previously approved by the Town of Sylvan Lake for use as a daycare, adding to its flexibility of potential uses. This is a rare opportunity to secure one of Sylvan Lake's finest professional spaces — a must-see for businesses ready to elevate their presence. Property is also listed for sale MLS A2266264

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