

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

110 PELICAN PLACE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Sylvan Lake, Alberta



Listing ID:
32626


MLS ID:
A2266264

\$2,700,000



 **DARREN SAXBY**
 (403) 392-4110

 Century 21 Maximum
 587-272-0221

 110 Pelican Place , Sylvan Lake , Alberta T4S 1K2

Transaction Type

For Sale

Days On Market

86

Zoning

DC-50

Subdivision

Pierview

Year Built

2016

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

0423285

Building Area (Sq. Ft.)

5319.00

Building Area (Sq. M.)

494.15

Inclusions

N/A

Restrictions

None Known

Reports

Call Lister

Exceptional opportunity to own an entire commercial building in Pierview Plaza, centrally located in Sylvan Lake. This well-designed property offers over 5,300 sq. ft. of premium office space on the upper floor, featuring a bright reception area with skylight, 11 private offices, 2 boardrooms, 3 washrooms (including accessible), an open workspace, file/copy room, secondary lounge, and staff room. The main floor is leased to a long-term fitness tenant, providing stable income for investors or owner-users. The upper floor was previously approved by the Town of Sylvan Lake for daycare use, adding flexibility for future applications. A rare chance to acquire a high-quality, income-producing property in one of Sylvan Lake's most desirable professional locations. Upper floor is listed for lease MLS A2261720.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.