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## 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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	86	DC-50
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Pierview	2016	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Mixed Use	0423285
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
5319.00	494.15	N/A
<b>Restrictions</b>	<b>Reports</b>	
None Known	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.

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