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## 201, 110 PELICAN PLACE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Sylvan Lake, Alberta



**Listing ID:**  
34841


**MLS ID:**  
A2301315

**\$21**



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

 Century 21 Maximum  
 587-272-0221

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 63	<b>Lease Amount</b> 21.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> DC-50	<b>Subdivision</b> Pierview
<b>Year Built</b> 2016	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 5319.00	<b>Building Area (Sq. M.)</b> 494.15
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Call Lister

"Closer than you think" This executive 5,300 sq ft office space offers a turnkey layout ideal for professional users. Previously occupied by a law firm, the space features 11 private offices, 2 boardrooms, reception area (with opportunity for minor customization), staff room with kitchenette, modern finishes, and ample on-site parking. Minor improvements required, allowing tenants or owners to tailor the space without full buildout costs. Convenient highway access provides an easy commute from Red Deer with less congestion and comparable travel times. Competitive with Red Deer rates and designed for efficient, professional use. Ideal for engineering, environmental, accounting, oilfield service, or regional office users. Property is also listed for sale MLS A2302075

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