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110 PELICAN PLACE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Sylvan Lake, Alberta



Listing ID:
34883


MLS ID:
A2302075

\$2,500,000



 **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 62	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 Call Lister	Reports 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. Upper floor is listed for lease MLS A2301315.

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