



GRASSROOTS
REALTY GROUP

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**201, 110 Pelican Place
Sylvan Lake, Alberta**

MLS # A2261720



\$23 per sq.ft.

Division: Pierview

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,319 sq.ft.

Zoning: DC-50

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

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