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## 110 Pelican Place Sylvan Lake, Alberta

**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2266264



\$2,700,000

Pierview

Mixed Use

Division:

**Bus. Type:** 

Type:

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 5,319 sq.ft.

Zoning: DC-50

Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: 
Lot Feat: -

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.