



GRASSROOTS
REALTY GROUP

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**110 Pelican Place
Sylvan Lake, Alberta**

MLS # A2266264

\$2,700,000



Division: Pierview

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

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

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.