

\$2,700,000 - 110 Pelican Place, Sylvan Lake

MLS® #A2266264

\$2,700,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Pierview, Sylvan Lake, Alberta

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.



Built in 2016

Essential Information

MLS® #	A2266264
Price	\$2,700,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Mixed Use

Status	Active
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Community Information

Address	110 Pelican Place
Subdivision	Pierview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K2

Additional Information

Date Listed	October 22nd, 2025
Days on Market	19
Zoning	DC-50

Listing Details

Listing Office	Century 21 Maximum
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