

\$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

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 27
Zoning DC-50

Listing Details

Listing Office Century 21 Maximum

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