



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

110 Pelican Place
Sylvan Lake, Alberta

MLS # A2302075



\$2,500,000

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

"Closer than you think" This executive 5,300 sq ft office space offers a turnkey layout ideal for professional users. Previously occupied by a law firm, the space features 11 private offices, 2 boardrooms, reception area (with opportunity for minor customization), staff room with kitchenette, modern finishes, and ample on-site parking. Minor improvements required, allowing tenants or owners to tailor the space without full buildout costs. Convenient highway access provides an easy commute from Red Deer with less congestion and comparable travel times. Competitive with Red Deer rates and designed for efficient, professional use. Ideal for engineering, environmental, accounting, oilfield service, or regional office users. Upper floor is listed for lease MLS A2301315.