

# \$995,000 - 130 Pelican Place, Sylvan Lake

MLS® #A2247975

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.71 Acres

NONE, Sylvan Lake, Alberta

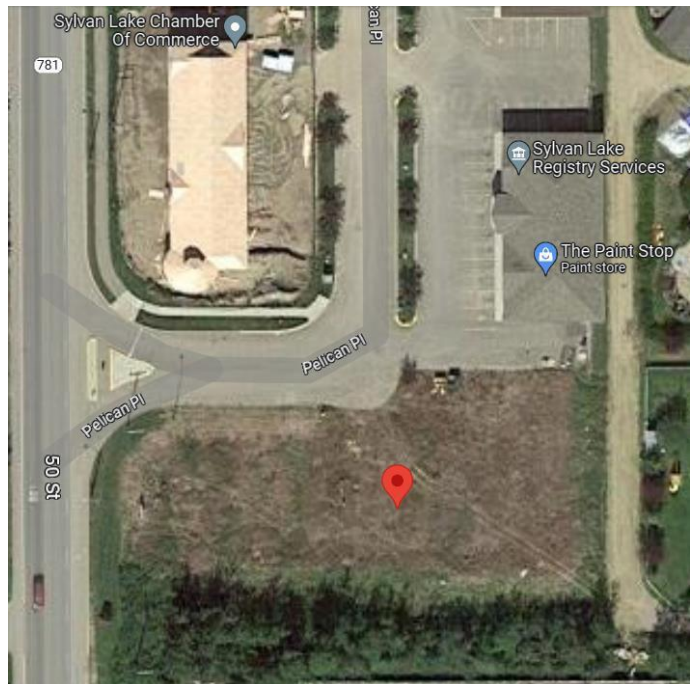
## Prime Commercial Development Opportunity in Sylvan Lake

Seize this rare chance to secure 0.71 acres of premium commercial land in the sought-after Pelican Place area. Perfectly positioned with excellent visibility and access, this property offers a blank canvas for your business vision—whether it's retail, office, hospitality, or mixed-use.

Enjoy the benefits of DC-50 zoning, providing flexibility for a variety of development possibilities. Utilities including electricity and natural gas are already at the lot line, saving you time and cost during construction. With 81 meters of frontage and 41.5 meters of depth, you have the space to create an impressive presence in one of Sylvan Lake's growing commercial hubs.

Located in a vibrant community just minutes from the lakefront, this lot is ideal for attracting both local traffic and seasonal visitors. Immediate possession means you can start your project without delay.

Bring your vision to life in a location where business thrives—your future starts here at 130 Pelican Place.



## Essential Information

MLS® #                      A2247975

|           |                 |
|-----------|-----------------|
| Price     | \$995,000       |
| Bathrooms | 0.00            |
| Acres     | 0.71            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 130 Pelican Place |
| Subdivision | NONE              |
| City        | Sylvan Lake       |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4S 1K2           |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Electricity at Lot Line, Natural Gas at Lot Line |
|-----------|--------------------------------------------------|

### Exterior

|                 |                       |
|-----------------|-----------------------|
| Lot Description | City Lot, See Remarks |
|-----------------|-----------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 10                |
| Zoning         | DC-50             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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