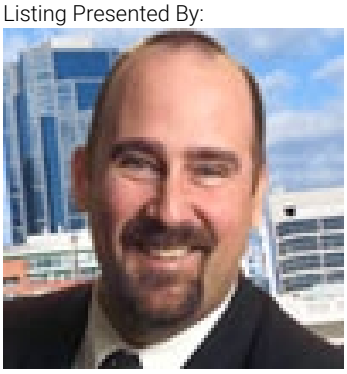


130 Pelican Place Sylvan Lake Alberta

$995,000

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 is retail, office, hospitality, medical, professional services, 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 near police, fire, pharmacy services, and a medical clinic, this site offers convenient access to key community amenities. The property also provides quick and easy access to Highway 11 between Red Deer and Rocky Mountain House, helping connect your future business to regional traffic and surrounding communities. And from just the right spot on the west side, you may even catch a peek of the lake at the bottom of the hill. 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. (id:6769)

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