

\$699,000 - 5621 99 Street (unit A), Edmonton

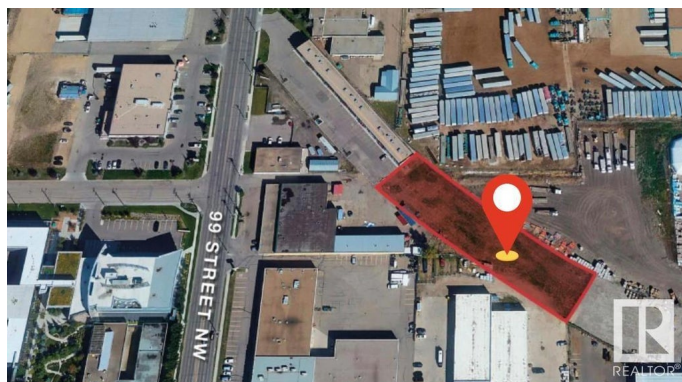
MLS® #E4441023

\$699,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Coronet Industrial, Edmonton, AB

Exceptional Investment Opportunity – Priced ~40% Below Appraised Value! This strategically located property presents an outstanding opportunity for investors and developers alike. Unique 0.9 Acres ± IB-Zoned Development Site in Coronet Industrial Park, priced ~40% below appraised value. Prime 99 Street NW exposure with 23,000+ vehicles/day. Ideal for 2-storey commercial condos or multi-use development. Phase 1 next door is fully sold & owner-occupied. Sample plan: ~21,292 sq. ft. buildable area with ~\$4.08M gross profit potential. Flexible zoning, excellent access to Whitemud, Gateway Blvd, Henday & QEII. Clean site with appraisal & info sheet available. Don't miss this rare opportunity to capitalize on a high-potential development site in one of Edmonton's fastest-growing corridors.



Essential Information

MLS® #	E4441023
Price	\$699,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	5621 99 Street (unit A)
Area	Edmonton
Subdivision	Coronet Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 3N8

Additional Information

Date Listed	June 4th, 2025
Days on Market	58
Zoning	Zone 41

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Listing information last updated on August 1st, 2025 at 2:17pm MDT