

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

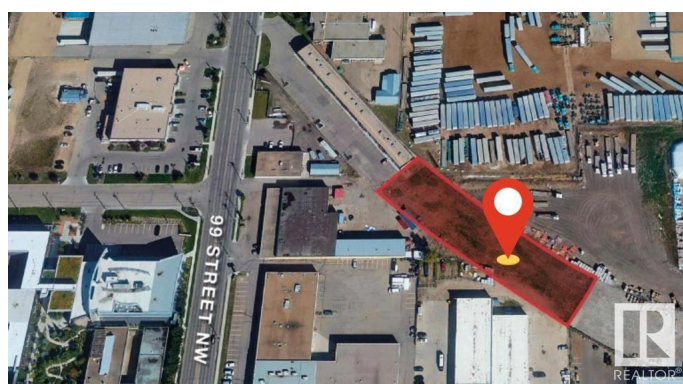
MLS® #E4441023

\$699,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Coronet Industrial, Edmonton, AB

Exceptional Investment Opportunity â€“ Priced ~40% Below Appraised Value! This strategically located property presents an outstanding opportunity for investors and developers alike. Unique 0.9 AcresÂ± 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. Donâ€™t miss this rare opportunity to capitalize on a high-potential development site in one of Edmontonâ€™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 | 27 |
| Zoning | Zone 41 |

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Listing information last updated on July 1st, 2025 at 9:17am MDT