

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

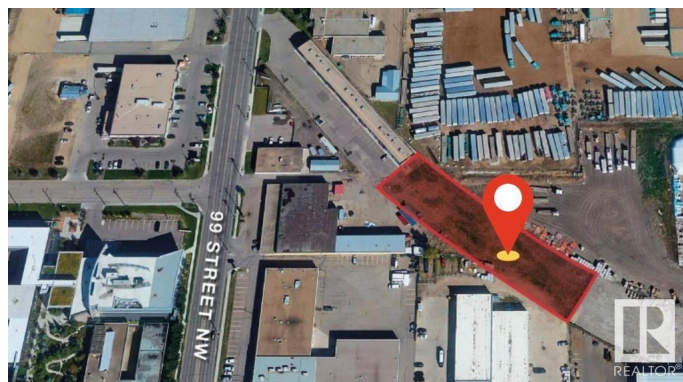
MLS® #E4441023

**\$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	12
Zoning	Zone 41

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Listing information last updated on June 16th, 2025 at 2:17pm MDT