

\$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. Listed at approximately 40% below appraised value, it offers immediate upside potential. Ready-to-Build: Seller has prepared a site plan for a ~21,900 sq. ft. building, making it ideal for a small-scale commercial development. Flexible Zoning: The land is zoned for a variety of uses, including retail, office, or single-user occupancy. Prime Location: Positioned near major arteries such as Whitemud Drive, Anthony Henday Drive, and 99 Street, this site offers excellent connectivity and visibility. 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	11
Zoning	Zone 41

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Listing information last updated on June 15th, 2025 at 2:47pm MDT