

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

MLS® #E4441023

\$699,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Coronet Industrial, Edmonton, AB

This property is listed at approximately 40% below the appraised value, offering excellent potential for investors or developers. The seller has prepared ready-to-go drawings and a drafted site plan for a building of roughly 21,900 sq. ft., ideal for a small-scale investment project. The land is zoned for multiple uses, including retail businesses and office space, and can also be utilized by a single user. Located in a prime area with close proximity to Whitemud Drive, Anthony Henday Drive, and 99 Street, this is a strategic location for future growth



Essential Information

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

Community Information

Address	5621 99 Street (pad 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	5
Zoning	Zone 41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 9th, 2025 at 2:02pm MDT