

# \$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	12
Zoning	Zone 41

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Listing information last updated on June 15th, 2025 at 10:02pm MDT