



Edmonton Alberta

\$699,000

Exceptional Investment Opportunity - Priced ~40% Below Appraised Value! This strategically located property presents an outstanding opportunity for investors and developers alike. Unique 0.9 Acres? 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. Don't miss this rare opportunity to capitalize on a high-potential development site in one of Edmonton's fastest-growing corridors. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Smart Realty

<https://century21smart.ca/>

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