

## \$495,000 - 201 5677 99 Street, Edmonton

MLS® #E4460159

**\$495,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Coronet Industrial, Edmonton, AB

IS YOUR BUSINESS READY TO STOP LEASING and START OWNING? This beautifully finished SECOND FLOOR office condo is MOVE-IN-READY. At just over 1,600 SQ.FT, this space comes equipped with 3 Offices, Boardroom, Kitchenette, Private bathroom, Storage Closet and wide open common space with plenty of room for more desks for your growing team. High quality finishes through including Luxury Vinyl Plank, Carpet in Offices & Boardroom, High End Window Coverings & Lighting, all you need to do is move right in. Ownership comes complete with FIVE TITLED PARKING STALLS as well as PYLON SIGNAGE right on 99 ST. Centrally located on the busy 99 St corridor just north of the whitemud that see's on average 30,000 to 50,000 vehicles per day, your customers will have no trouble finding you business. Take advantage of this opportunity to OWN YOUR SPACE and start paying yourself that rent!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460159  |
| Price     | \$495,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |



|            |        |
|------------|--------|
| Year Built | 2010   |
| Type       | Office |
| Status     | Active |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 201 5677 99 Street |
| Area        | Edmonton           |
| Subdivision | Coronet Industrial |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 3N8            |

### Exterior

|              |                      |
|--------------|----------------------|
| Exterior     | Stone, Stucco, Mixed |
| Roof         | Tar & Gravel         |
| Construction | Stone, Stucco, Mixed |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 26                |
| Zoning         | Zone 41           |

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Listing information last updated on October 27th, 2025 at 3:02am MDT