

\$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	5
Zoning	Zone 41

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Listing information last updated on October 6th, 2025 at 3:47am MDT