

## \$7,400,000 - 9223 99 Street, Edmonton

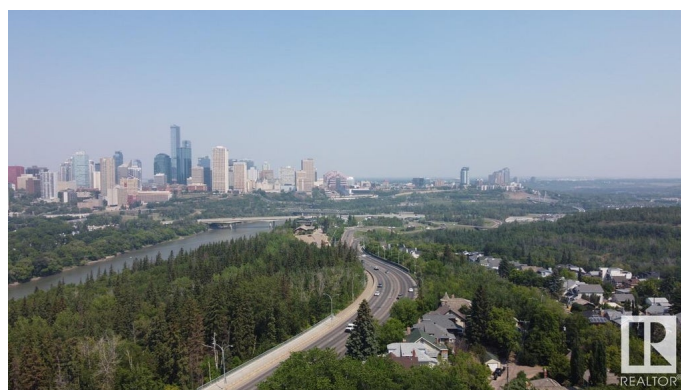
MLS® #E4392451

**\$7,400,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Strathcona, Edmonton, AB

GREAT REDEVELOPMENT POTENTIAL with +/-31,356 square feet made up of 8 contiguous lots, with 7 of them along Scona Road. All are occupied and with strong rental revenue. Located near the center of Edmonton, perched high on the south side of the Saskatchewan river, with a "permanent" 270 degree unobstructed view - proximal to; University of Alberta, vibrant Strathcona district, Mill Creek Ravine, and Downtown - just across the river. Public transit is readily available on 99 street and the new Muttart LRT Station is just north of this site. This is a true opportunity for an innovative design with outstanding views that enhances the community experience and builds connections. New residences on this site will appeal to people who desire to be close to nature and just steps away from the largest urban park in Canada with more than 160 kms of maintained pathways and 20 major parks offering picnic sites, boating, canoeing, golf, outdoor and indoor pools, and much more.



### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4392451    |
| Price     | \$7,400,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |

|        |                 |
|--------|-----------------|
| Type   | Land Commercial |
| Status | Active          |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 9223 99 Street |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2V9        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2024 |
| Days on Market | 419             |
| Zoning         | Zone 15         |

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Listing information last updated on August 5th, 2025 at 12:17am MDT