

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

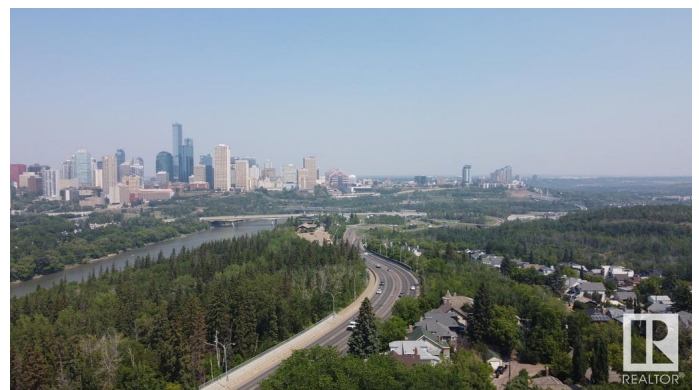
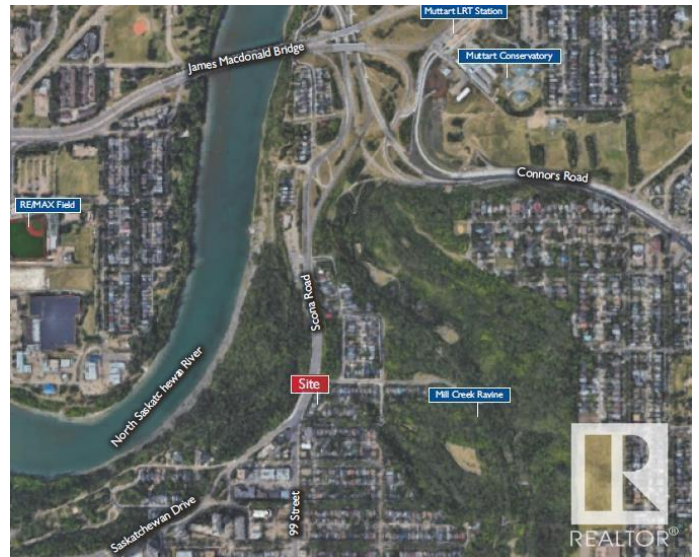
MLS® #E4392451

**\$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 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	415
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 1st, 2025 at 6:32pm MDT