

**RARE PURCHASE  
OPPORTUNITY**

**POSSESSION 2025**



**FOR SALE/LEASE**

**SHOPPES AT  
HAMPTONS**

**4280 199 STREET  
Edmonton, Alberta**



The information contained herein was obtained from sources deemed to be reliable and is believed to be true, it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.



Welcome to the Shoppes at Hamptons – an unparalleled opportunity awaiting you in west Edmonton.

Positioned at the crossroads of 199th Street and Lessard Road, this premier property seamlessly unites The Hamptons and Edgemont communities, offering effortless north/south access via 199th Street and quick connectivity to the greater Edmonton region through Anthony Henday Drive. Embrace heightened visibility along both eastern and western borders, surrounded by thriving residential neighbourhoods.

The Shoppes at Hamptons are available for both sale and lease. Sales rates begin at an enticing \$500 PSF, while lease rates start from the mid 30's. Choose from a variety of unit sizes, starting at 1100 square feet and expanding to accommodate your needs.

Seize the opportunity now to secure your place at the Shoppes at Hamptons – a destination that seamlessly blends convenience, visibility, and limitless potential for growth.

# DETAILS



**Municipal Address:** 4280 - 199 Street

**Legal Address** Plan 122-140: Block 3; Lot 1

**Zoning:** CB1 - Low Intensity Business

**Neighbourhood:** Hamptons

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## PURCHASE

Sale Rate: Starting @ \$500.00 PSF  
Condo Fees: \$4.95/sq.ft/annum (EST 2023)

## LEASE

Base Lease Rate : Starting @ \$34.00 PSF (EST)  
CAC Charges: \$13.00/SF/Annum (EST 2022)\*

\*Common area includes: maintenance, proportionate share of property taxes, insurance, management

## PERFECT FOR



RESTAURANTS



PROFESSIONAL



MEDICAL



STUDIO



SHOPPING



VETERINARIAN



FINANCE



SMALL BUSINESS

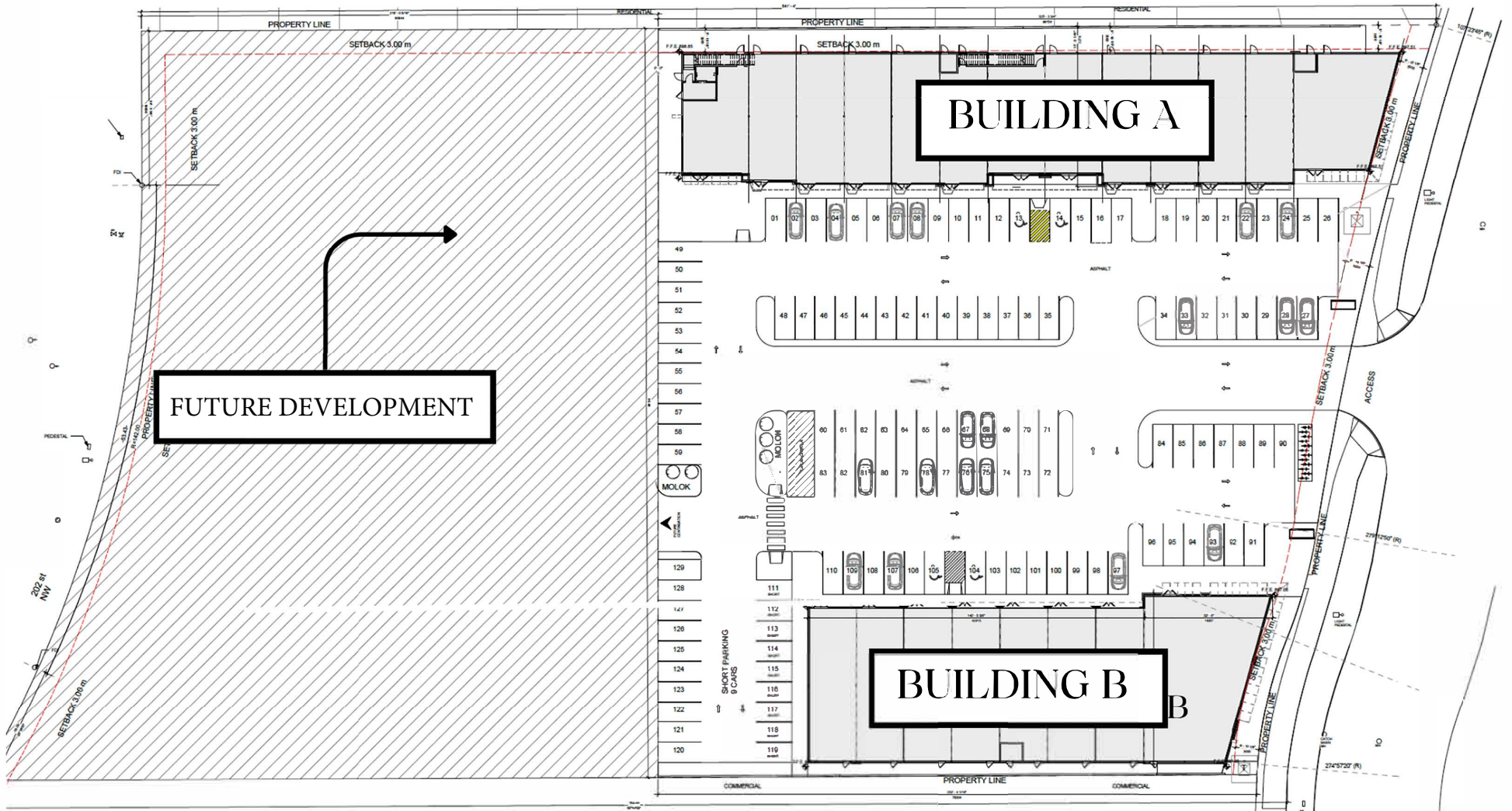
**MaxWell**  
Commercial  
POLARIS



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# SITE PLAN



1 SITE PLAN  
SCALE: 1" = 30'

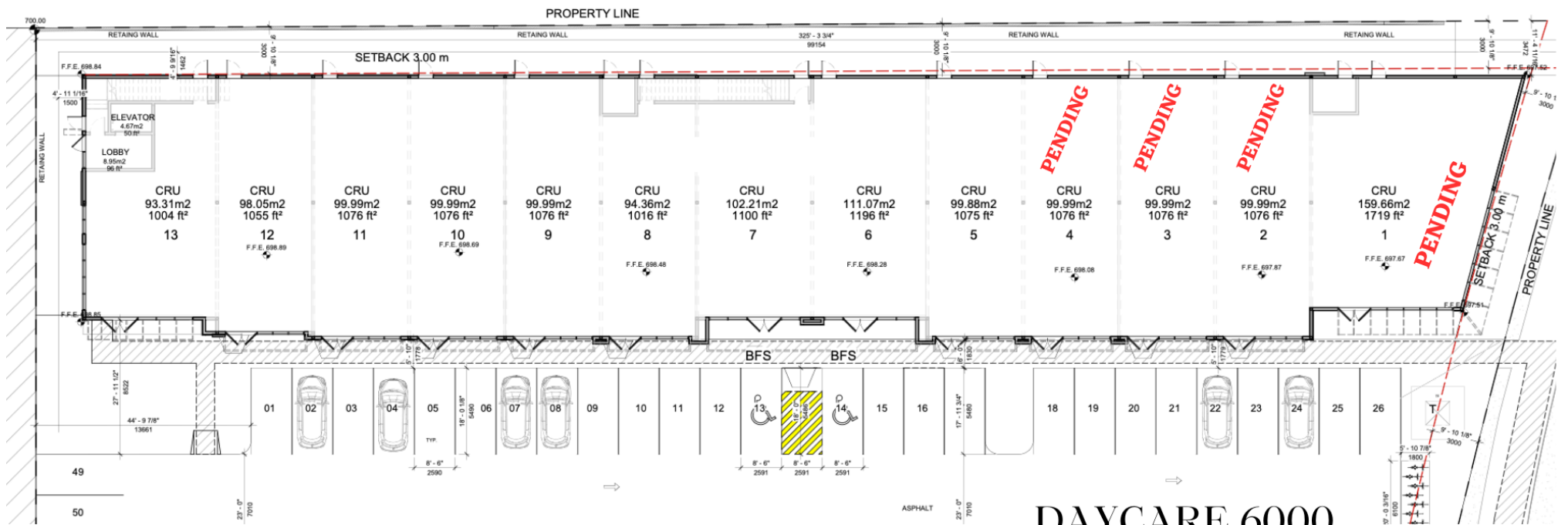


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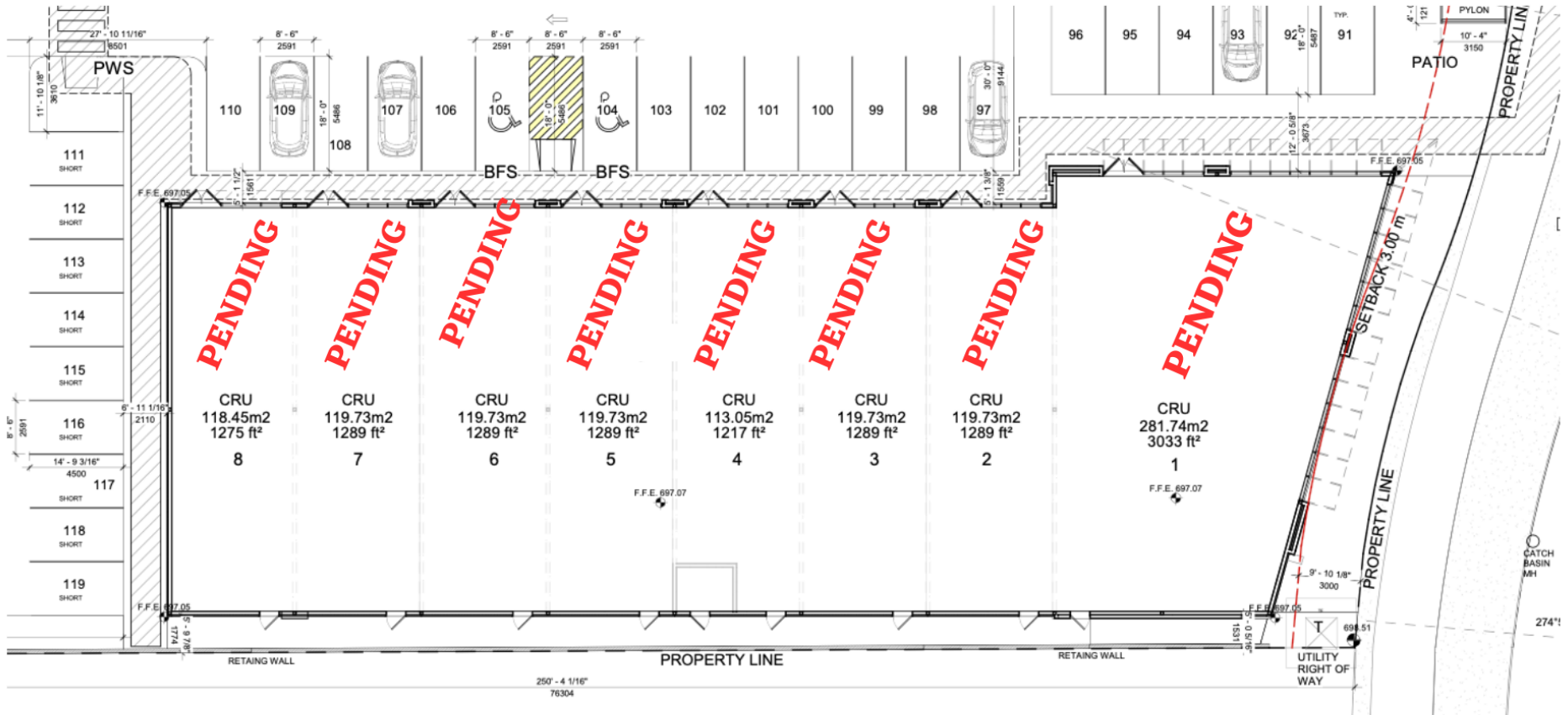
# SITE PLAN

## BUILDING A



DAYCARE 6000  
SQFT (2nd Floor)  
**PENDING**

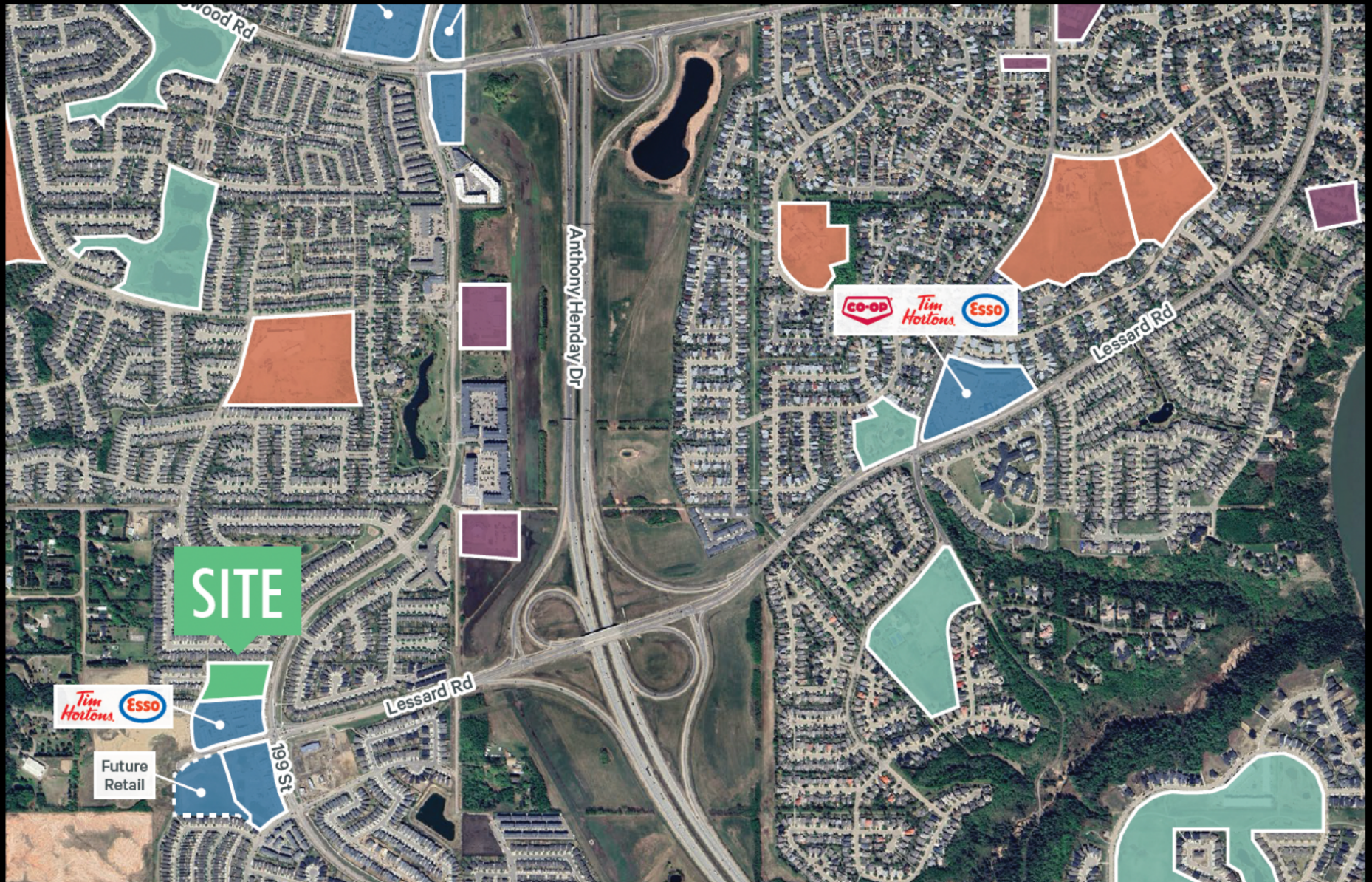
# SITE PLAN



BUILDING B



# AERIAL MAP







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## CONTACT US

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