

**RARE PURCHASE  
OPPORTUNITY**

**POSSESSION 2026**



**FOR SALE**

# SHOPPES AT HAMPTONS

4280 199 STREET  
Edmonton, Alberta

**MaxWell**

Commercial  
POLARIS



ROMI SARNA  
AND ASSOCIATES

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 is available for sale with rates beginning at an enticing \$500 PSF. 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

## **PURCHASE**

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

## PERFECT FOR



RESTAURANTS



PROFESSIONAL



MEDICAL



STUDIO



SHOPPING



VETERINARIAN



FINANCE

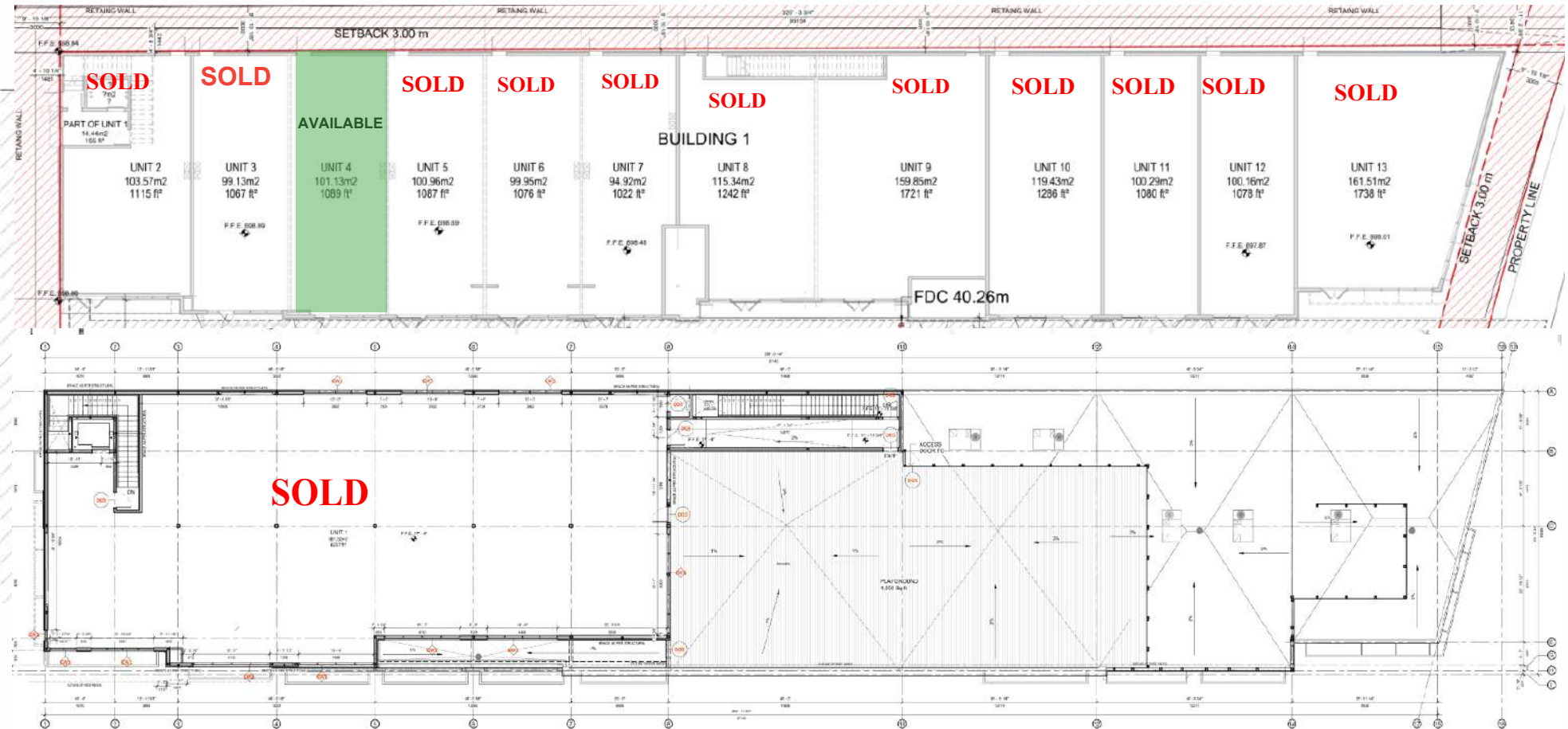


SMALL BUSINESS

The site plan shows a property with two existing buildings and a designated area for future development. Building 1 is a long, rectangular structure at the top, with a setback of 3.00 m from the property line. Building 2 is a smaller, rectangular structure at the bottom, with a setback of 1.00 m from the property line. A large area to the left of Building 1 is labeled 'FUTURE DEVELOPMENT' with a curved arrow pointing towards it. The plan includes numerous parking spaces, some numbered, and various setbacks (3.00 m, 1.00 m, 0.90 m) from the property lines. The property is bounded by a 'PROPERTY LINE' and a 'RESIDENTIAL' area to the north and east. A 'SHORT PARKING 8 CARS' area is located between the two buildings. The plan also shows 'ACCESS' points and 'PROPERTY LINE' markers.

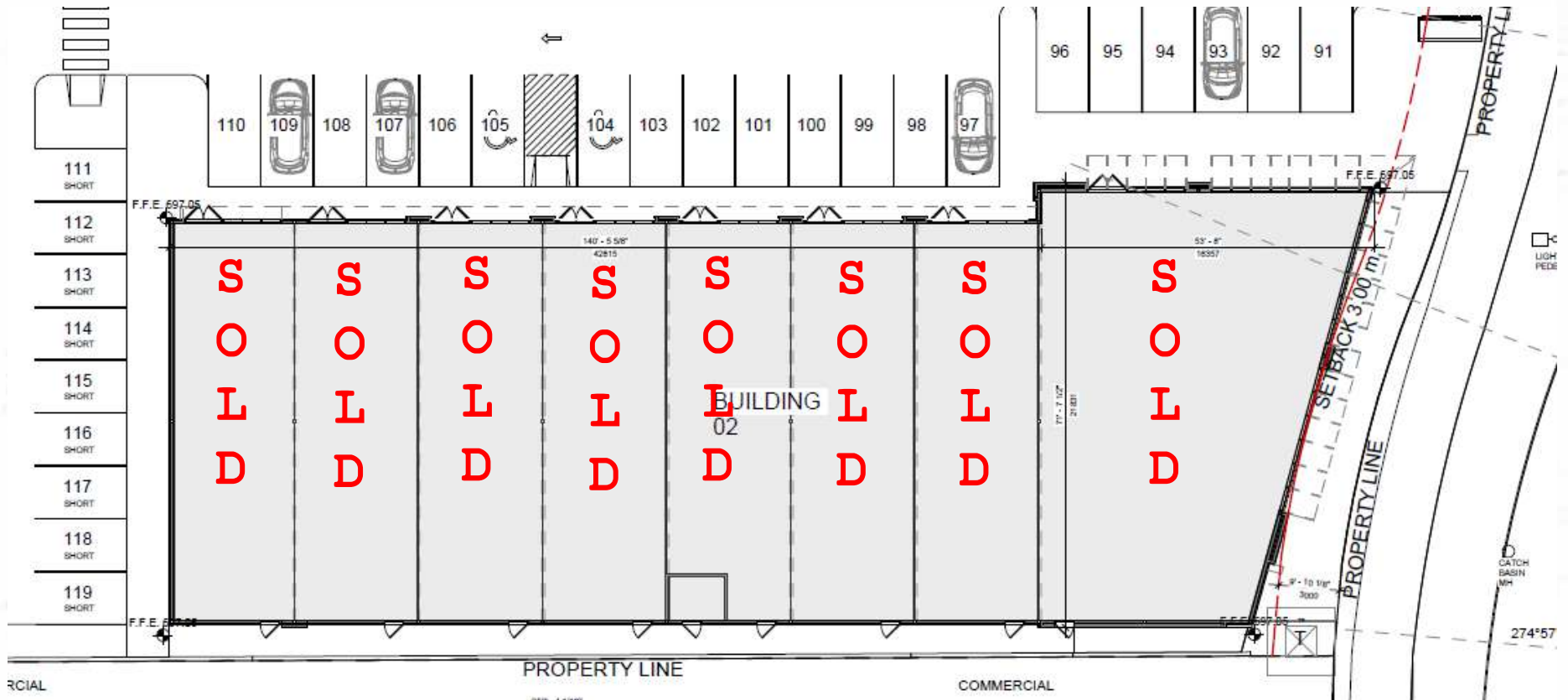
# SITE PLAN

## BUILDING 1





# SITE PLAN



BUILDING 2



# AERIAL MAP







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## CONTACT US



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