

**RARE PURCHASE  
OPPORTUNITY**

**POSSESSION 2025**



**FOR SALE**

# SHOPPES AT HAMPTONS

4280 199 STREET  
Edmonton, Alberta

**MaxWell**

Commercial  
POLARIS



ROMI SARNA  
AND ASSOCIATES



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



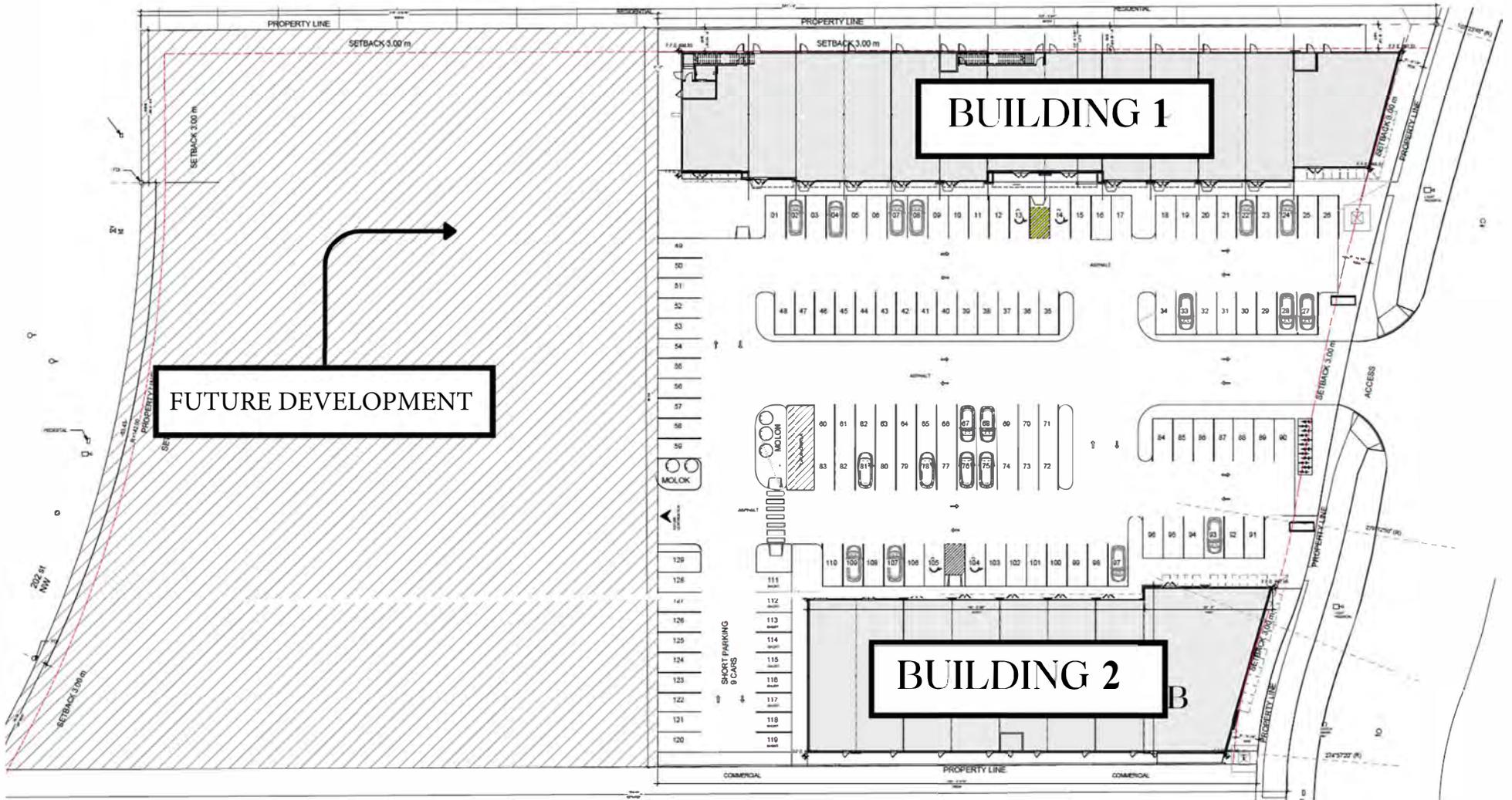
SMALL BUSINESS

**MaxWell**  
Commercial  
POLARIS



(780) 450-6300  
romi@romisarna.ca

# SITE PLAN



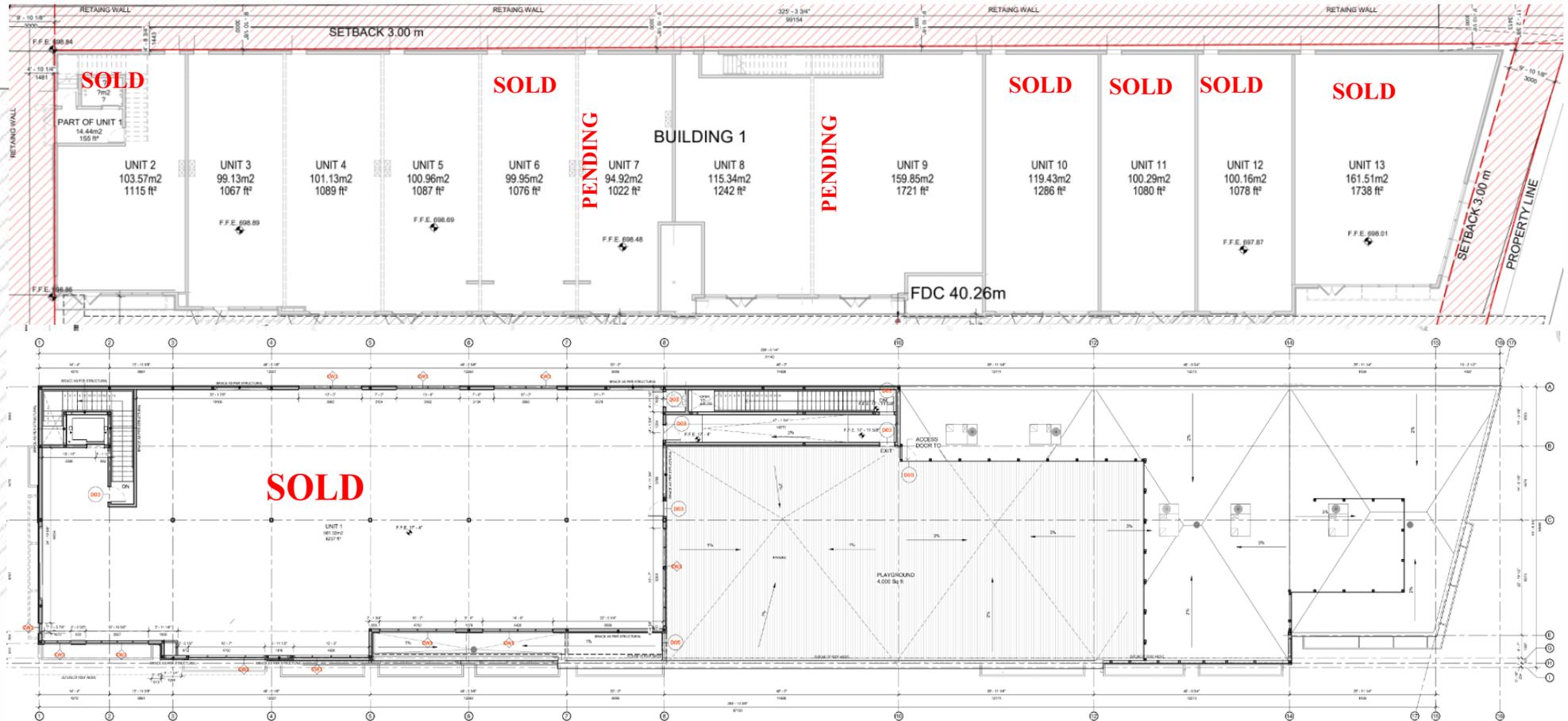
1 SITE PLAN  
SCALE: 1:500



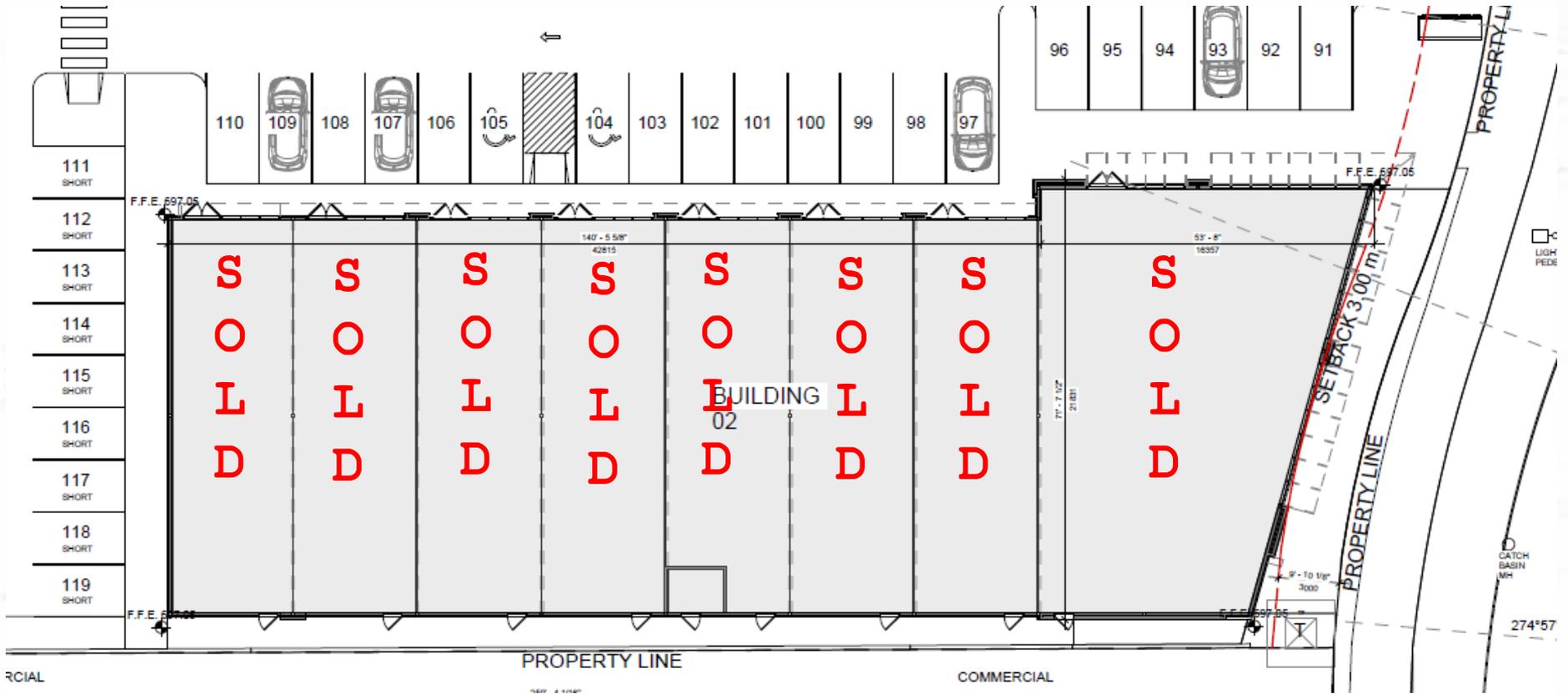
(780) 450-6300  
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# SITE PLAN

## BUILDING 1

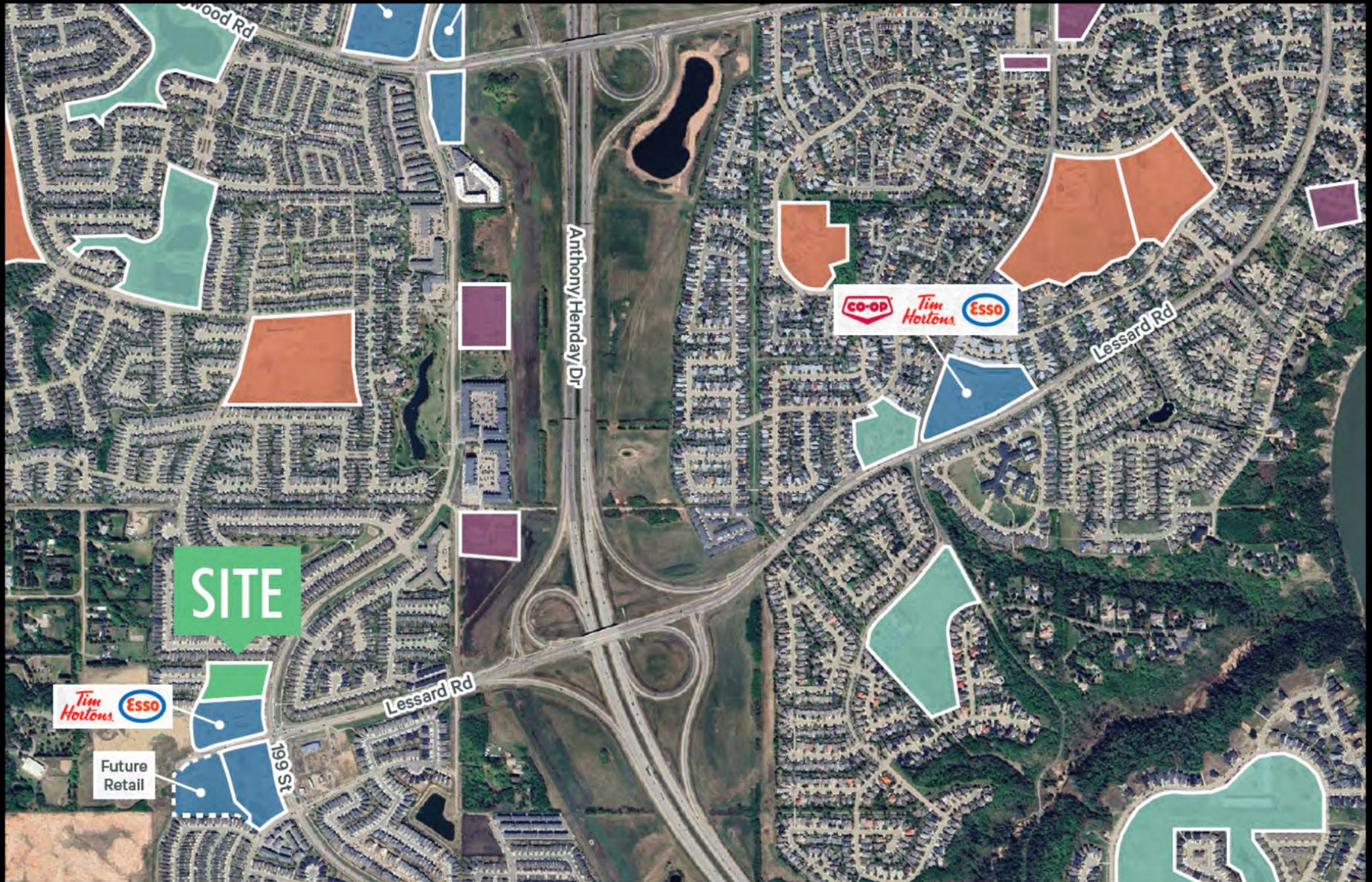


# SITE PLAN



BUILDING 2

# AERIAL MAP





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## CONTACT US

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