

**RARE PURCHASE
OPPORTUNITY**

**IMMEDIATE
POSSESSION**



FOR SALE

SHOPPES AT HAMPTONS

4330 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: 4330-199 Street
Legal Address : Plan 2620244 Unit 4
Zoning: CBI-LowIntensity Business
Neighbourhood: Hamptons

PURCHASE

Purchase Price: \$544,500.00
Condo Fees: \$4.95/sq.ft/annum (EST
2026)

PERFECT FOR



RESTAURANTS



PROFESSIONAL



MEDICAL



STUDIO



SHOPPING



VETERINARIAN



FINANCE



SMALL BUSINESS

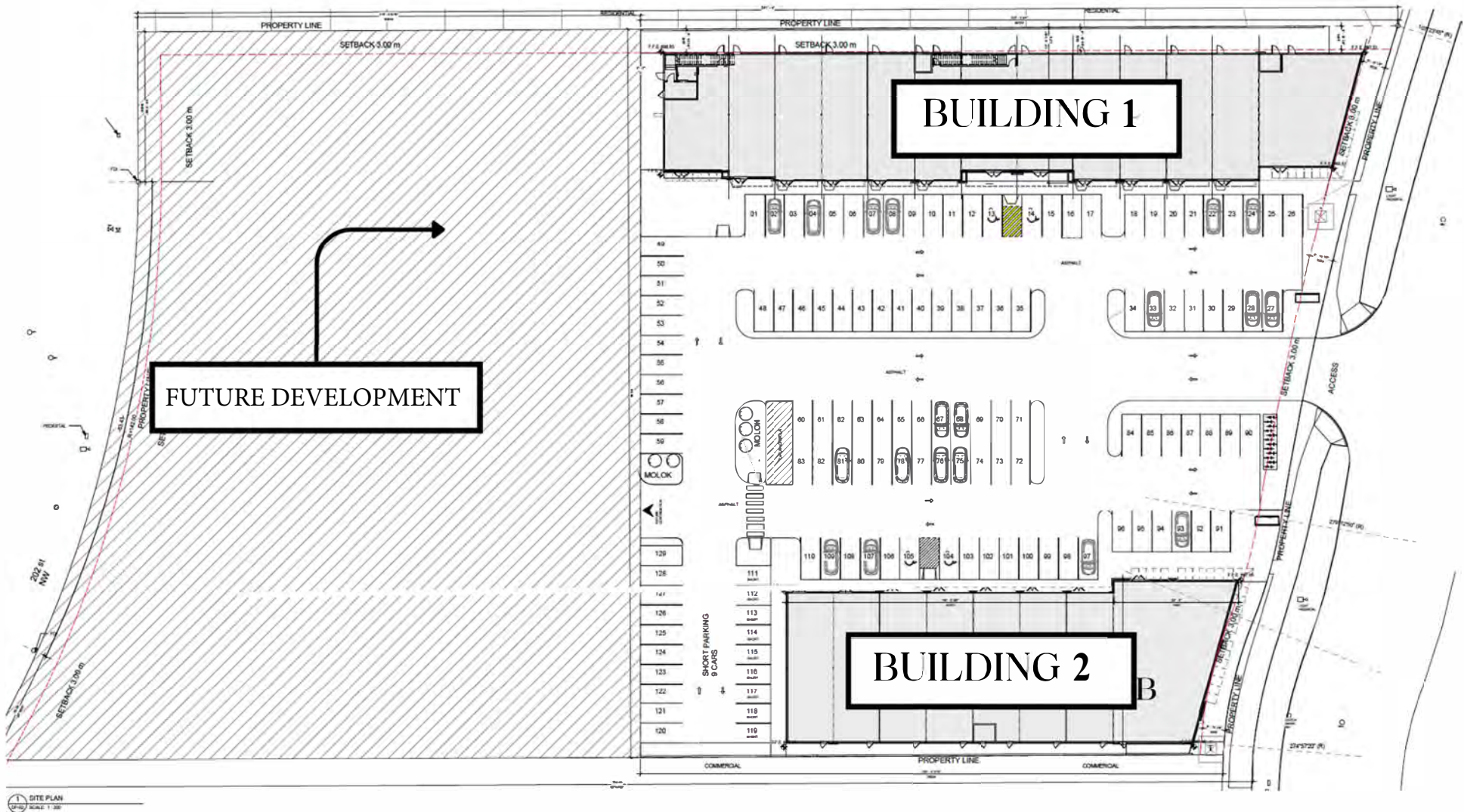
Maxwell
Commercial

POLARIS



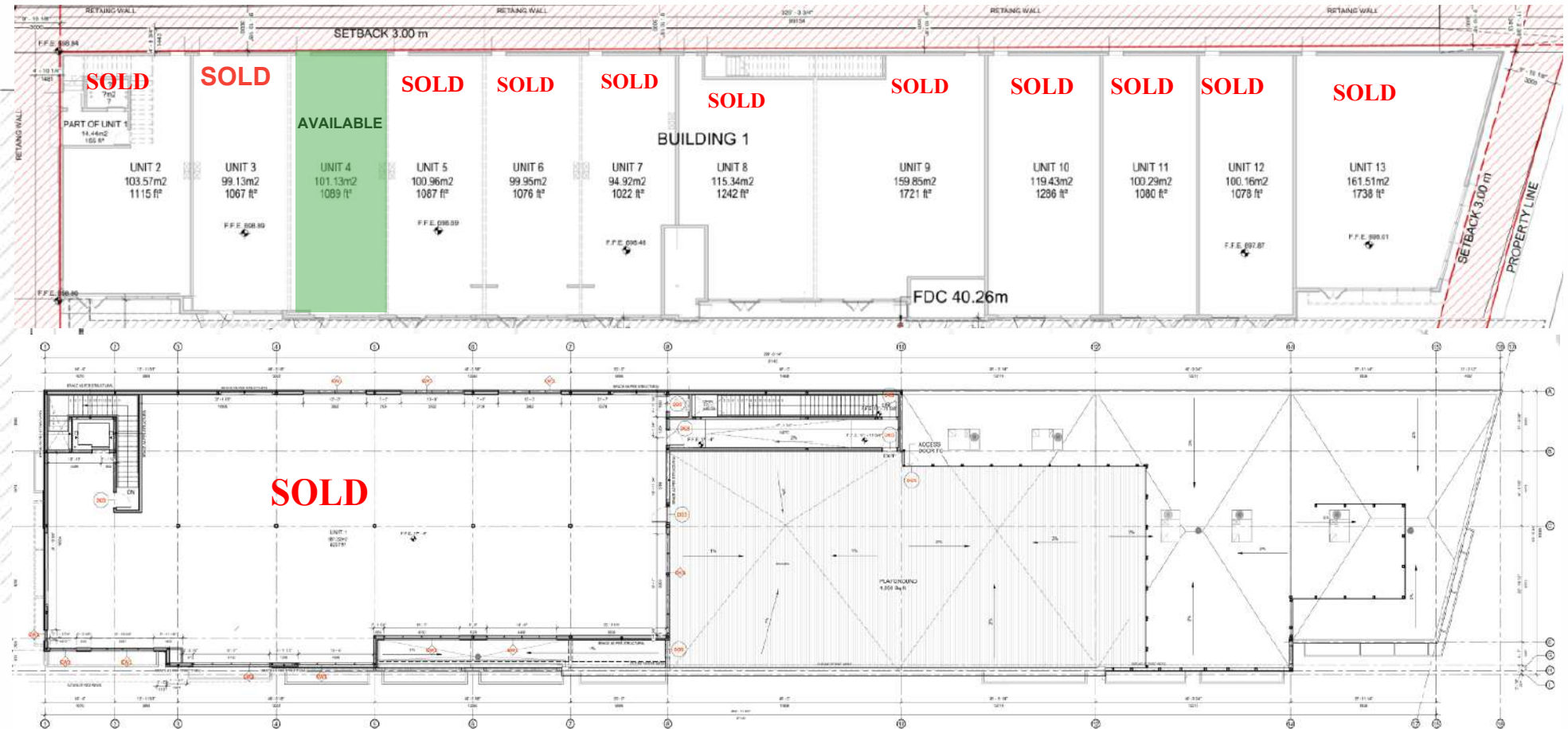
(780) 450-6300
romi@romisarna.ca

SITE PLAN

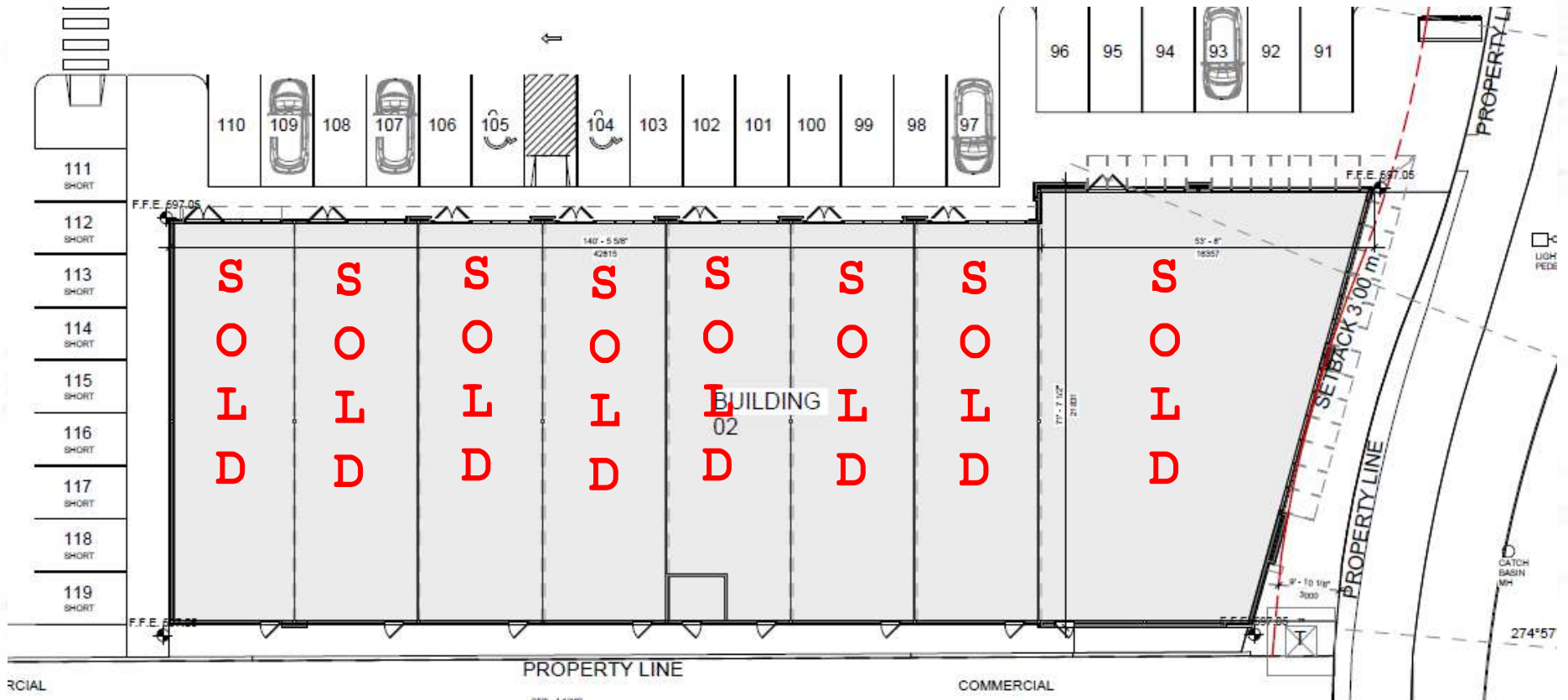


SITE PLAN

BUILDING 1



SITE PLAN



BUILDING 2

AERIAL MAP





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CONTACT US



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