

**RARE PURCHASE
OPPORTUNITY**

POSSESSION 2025



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

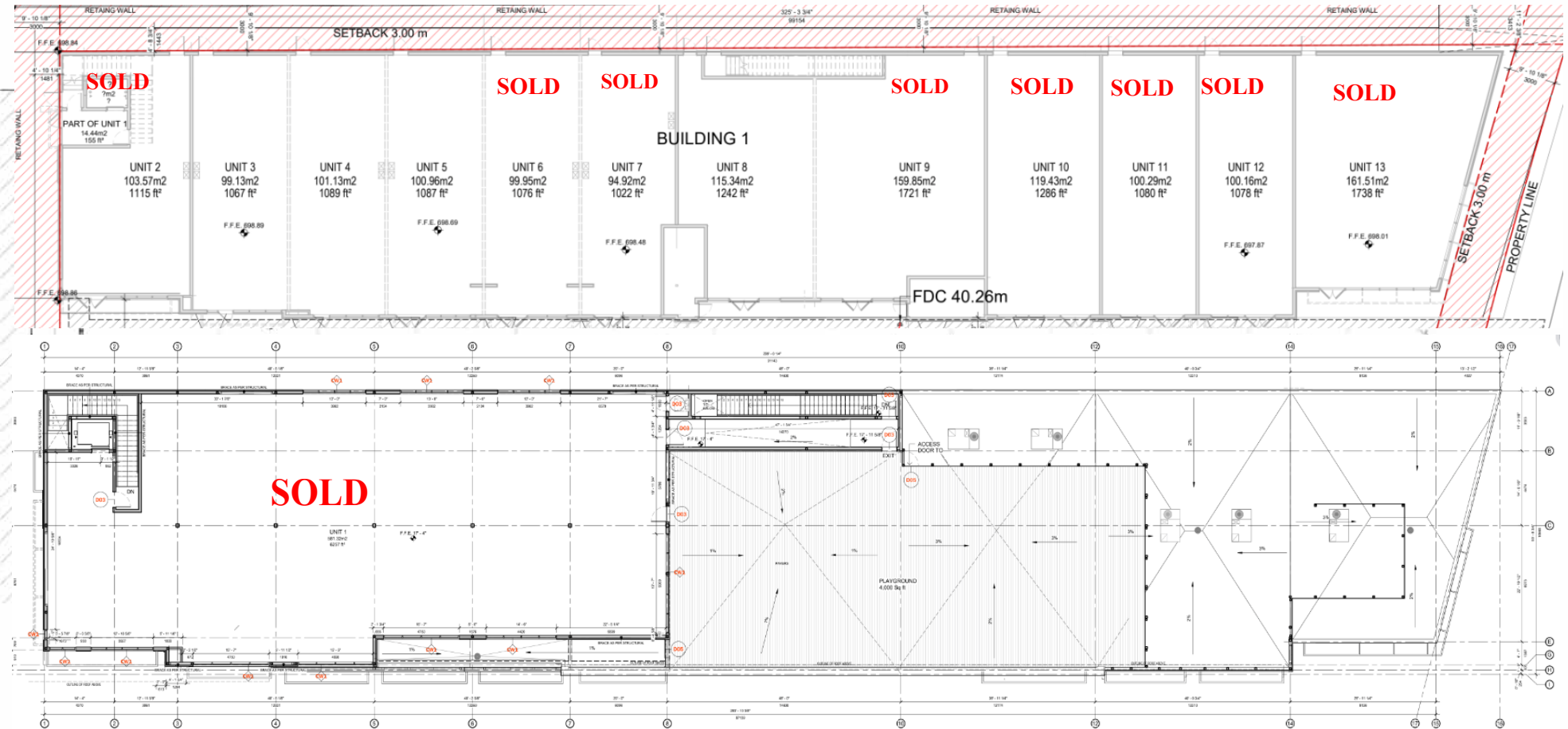


SMALL BUSINESS

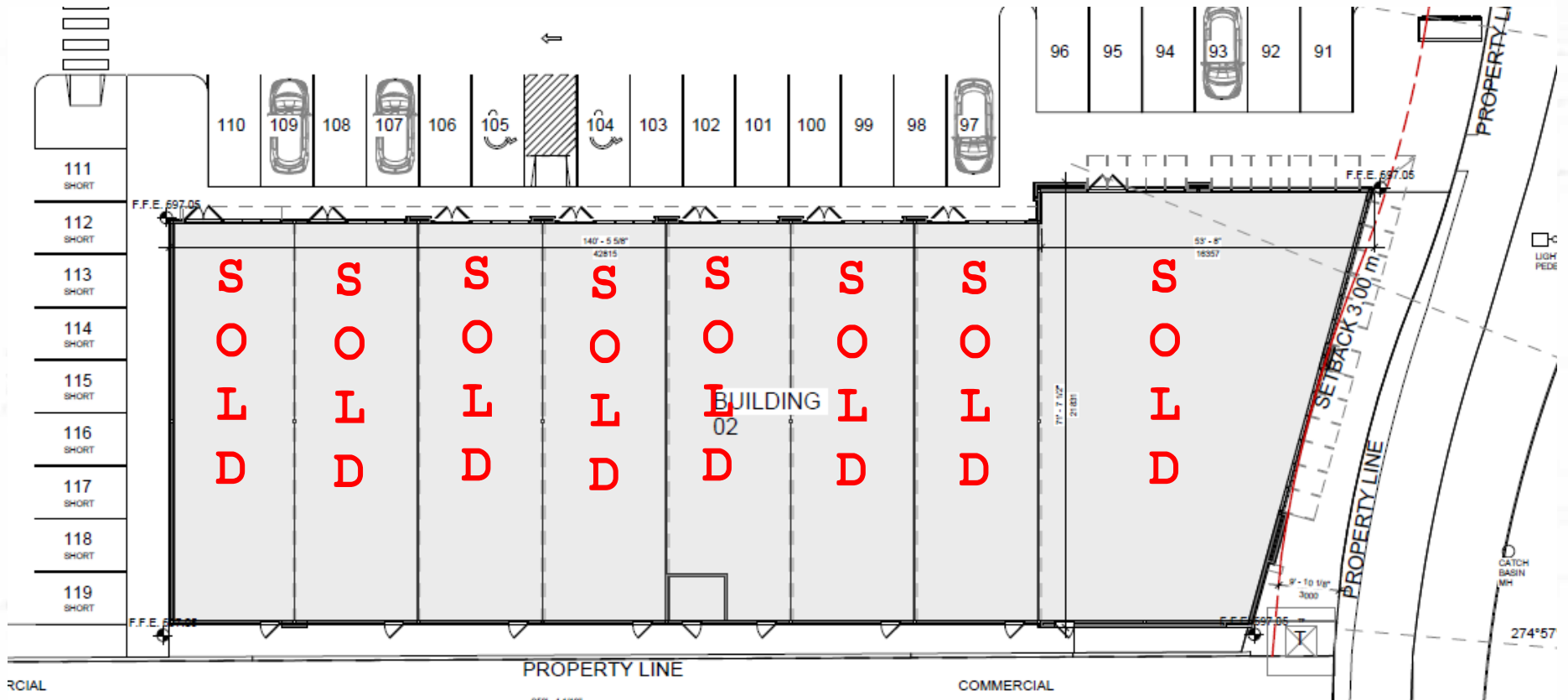
The site plan illustrates the proposed development layout. It features two main buildings, Building 1 and Building 2, both with a 3.00 m setback from the property line. Building 1 is a long, rectangular structure with a central entrance and a series of parking spaces along its side. Building 2 is a smaller, rectangular structure located to the south of Building 1, also with a 3.00 m setback. A large area to the west of the buildings is designated for 'FUTURE DEVELOPMENT' and is shaded with diagonal lines. This area is bounded by a 3.00 m setback line and a 3.00 m setback line from the property line. The plan also shows a 'SHORT PARKING 8 CARS' area between the buildings, a 'MOBIL' service area, and various setbacks and property lines. The site is bordered by residential areas to the north and commercial areas to the south.

SITE PLAN

BUILDING 1

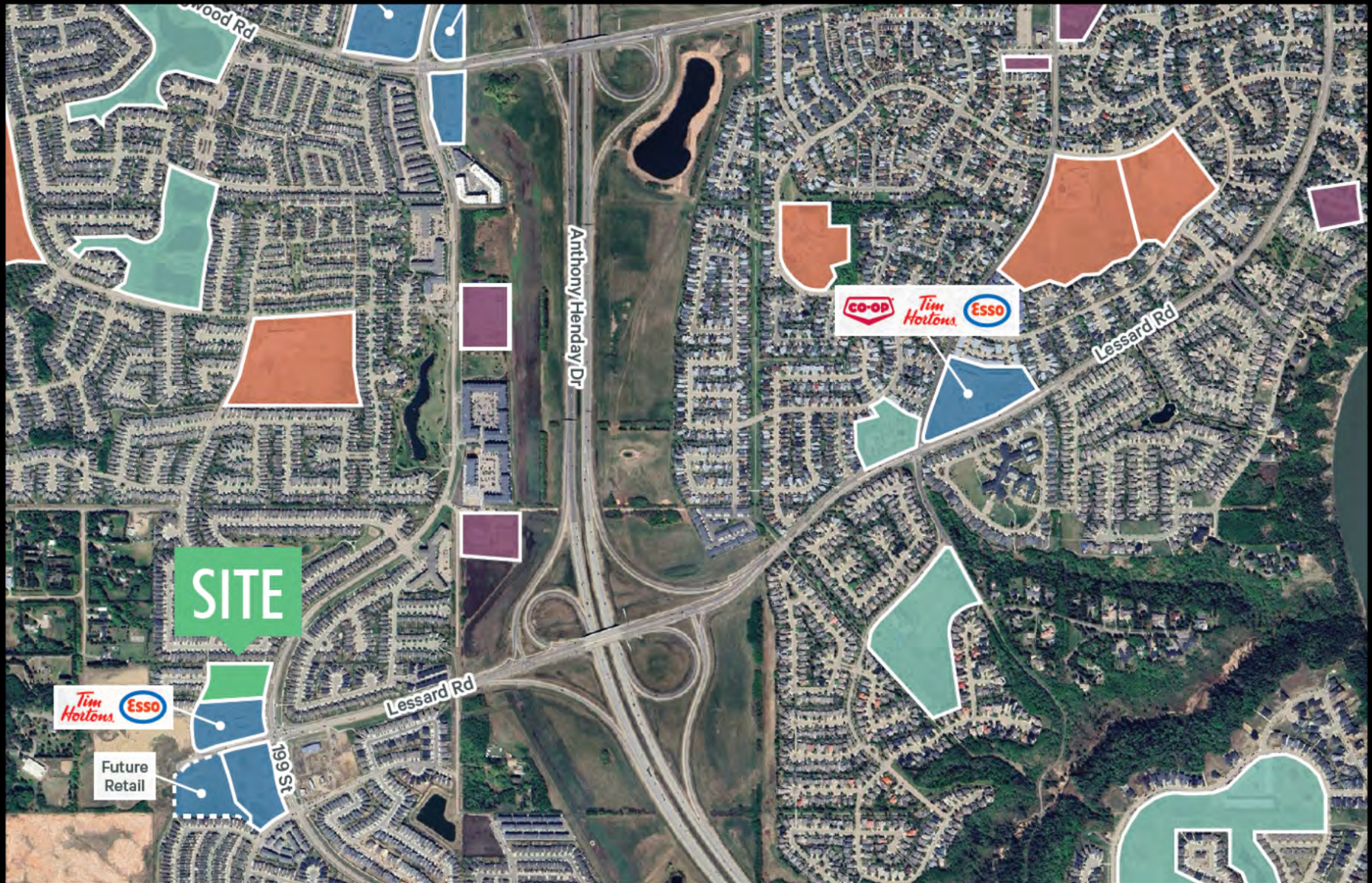


SITE PLAN



BUILDING 2

AERIAL MAP





CONTACT US



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