

**RARE PURCHASE
OPPORTUNITY**

POSSESSION 2025



FOR SALE/LEASE

**SHOPPES AT
HAMPTONS**

4280 199 STREET

Edmonton, Alberta



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 are available for both sale and lease. Sales rates begin at an enticing 475 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

PURCHASE

Sale Rate: Starting @ \$500.00 PSF
Condo Fees: \$4.50/sq.ft/annum (EST 2022)

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



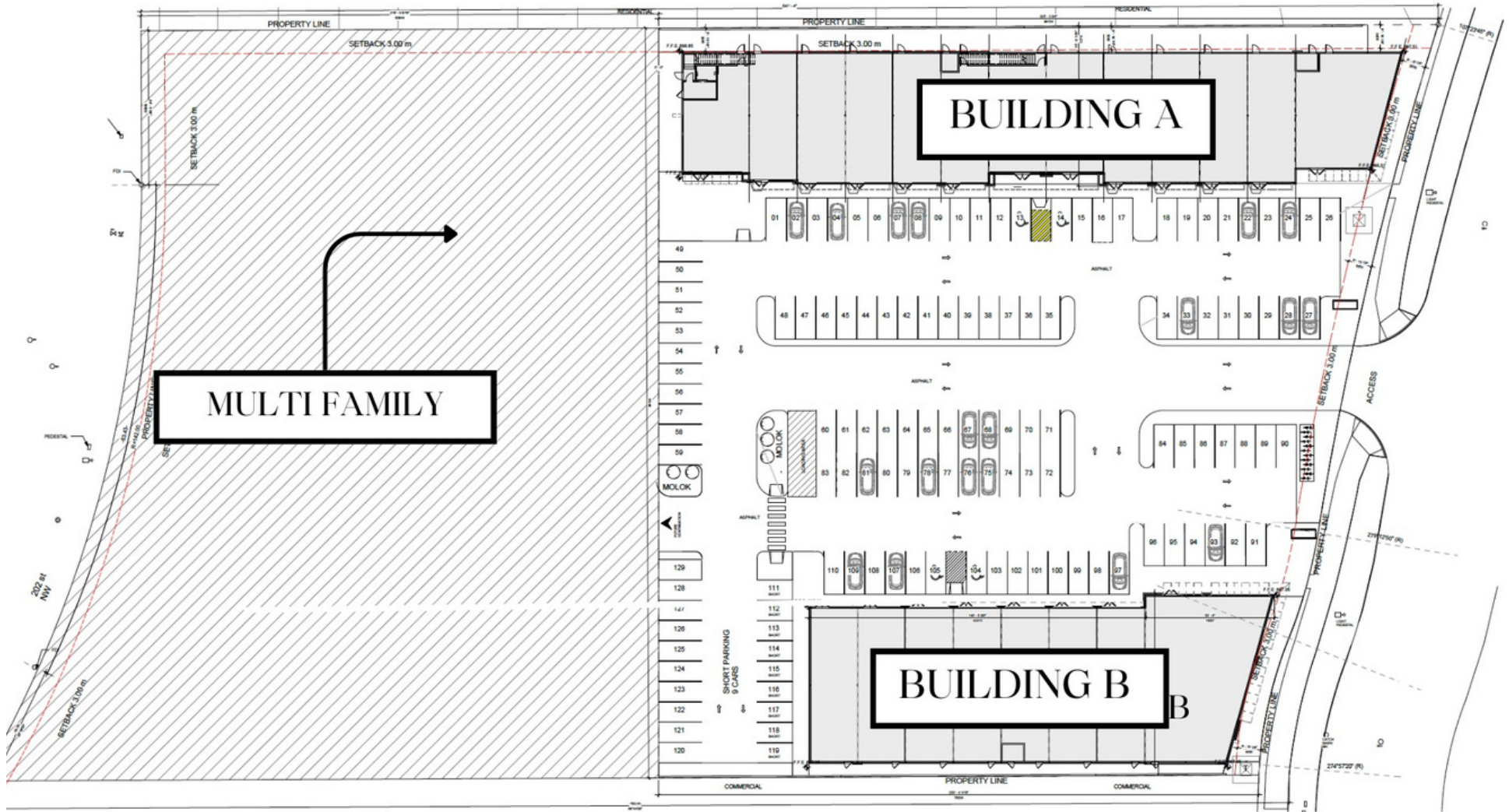
SMALL BUSINESS

MaxWell
Commercial
POLARIS



(780) 450-6300
romi@romisarna.ca

SITE PLAN



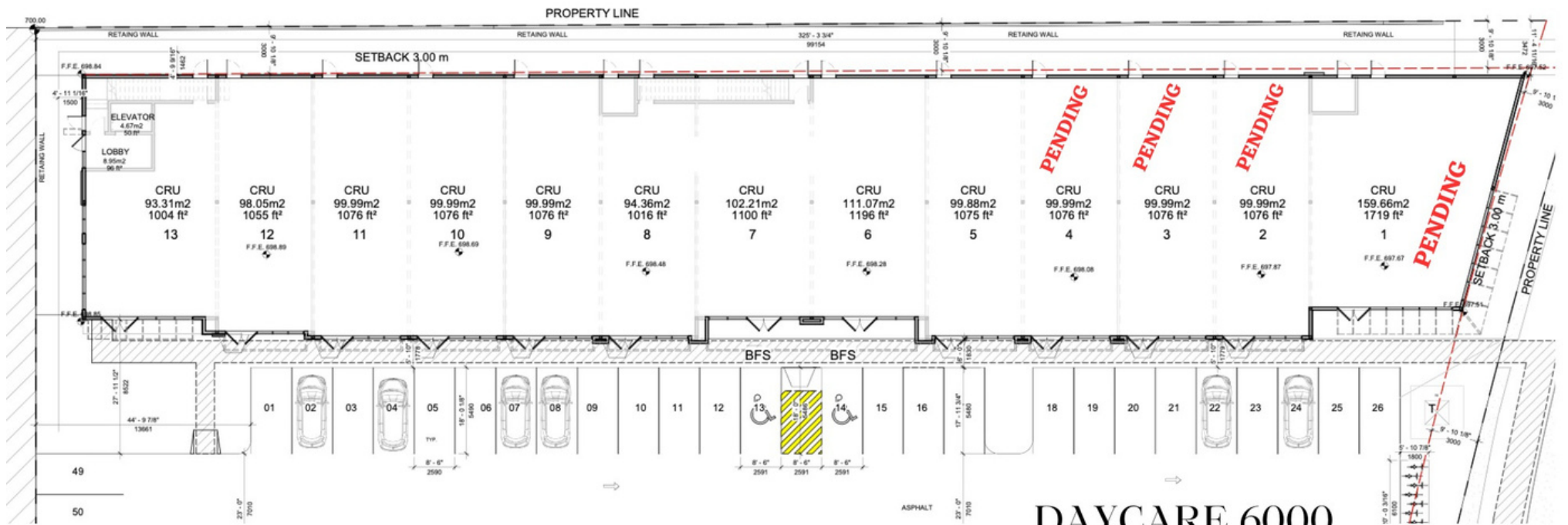
1 SITE PLAN
SCALE 1:500



(780) 450-6300
romi@romisarna.ca

SITE PLAN

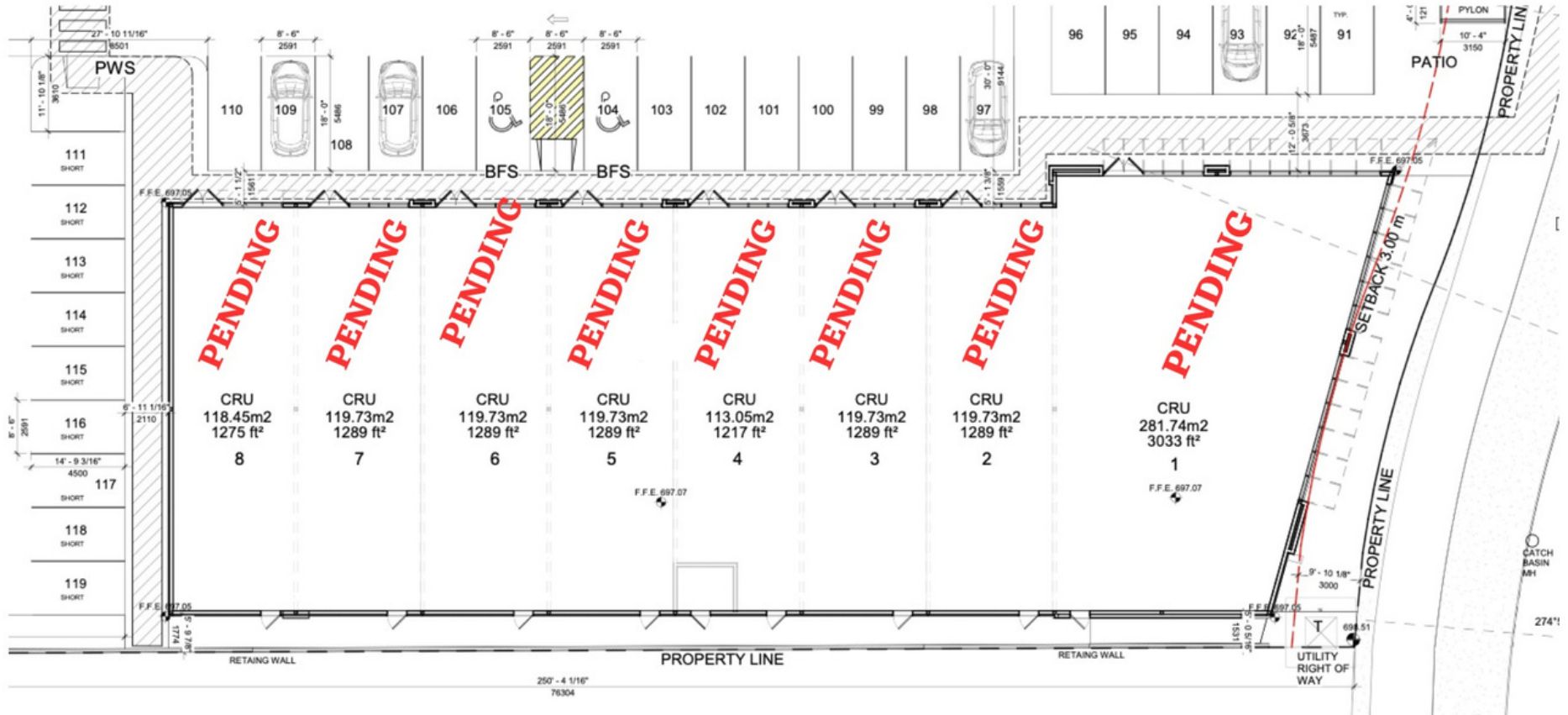
BUILDING A



DAYCARE 6000
SQFT (2nd Floor)

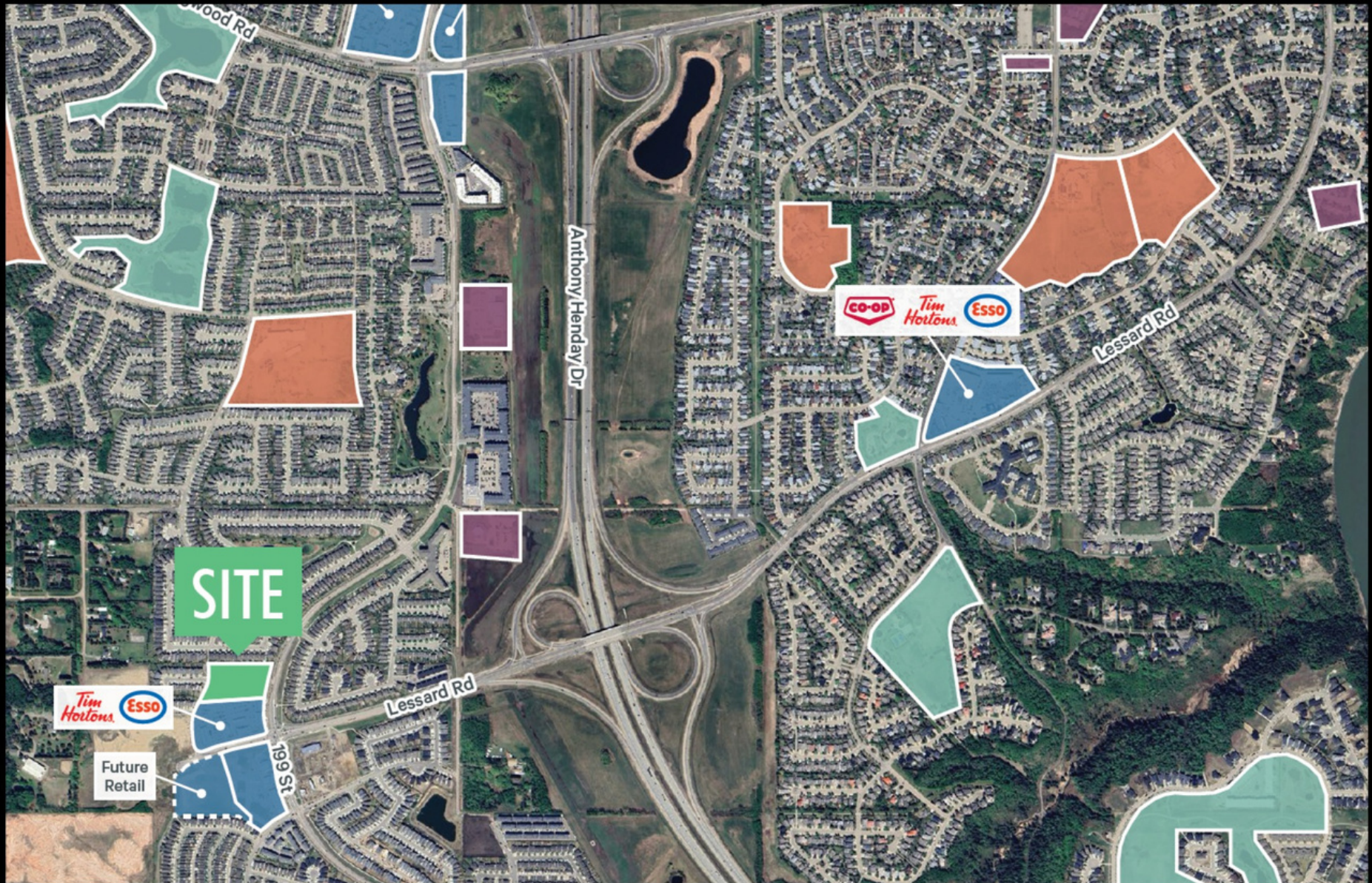
PENDING

SITE PLAN



BUILDING B

AERIAL MAP





ROMI SARNA
(780) 450-6300
romi@romisarna.ca

CONTACT US



4107 99 Street Edmonton



(780) 450-6300




romi@romisarna.ca

<https://www.romisarna.ca>



Alim Mohamed
Email : alim@yegcommercial.ca

 (780) 953-7474