

FOR SALE

Industrial Serviced Lots Available

Rockall Road, Headingley, Manitoba

INDUSTRIAL STRENGTH



**GREAT
ACCESS**



**EXCELLENT
FRONTAGE**



**SIGNAGE
OPPORTUNITIES**

www.shindico.com

Shindico

FOR SALE

Rockall Road, Headingley, Manitoba

SITE PLAN



Exclusively Marketed By: Ian Corbett*

*Services provided by Ian Corbett Personal Real Estate Corporation

Direct: (204) 928-8231 | Cell: (204) 688-7653 | Email: icorbett@shindico.com

Shindico

FOR SALE

Rockall Road, Headingley, Manitoba

PROPERTY SUMMARY

Lots 2-5: - Each 1.29 +/- Acres*
\$387,000 PER LOT - 150' x 375'

Lot 8: - 2.08 +/- Acres*
- Irregular shape
- 141' frontage
- 375' deep
\$665,600

*the Purchaser is responsible for confirming the accuracy of size and any other information herein during its due diligence

Multi-Tenant Buildings limited to 3 units.

POTENTIAL USES

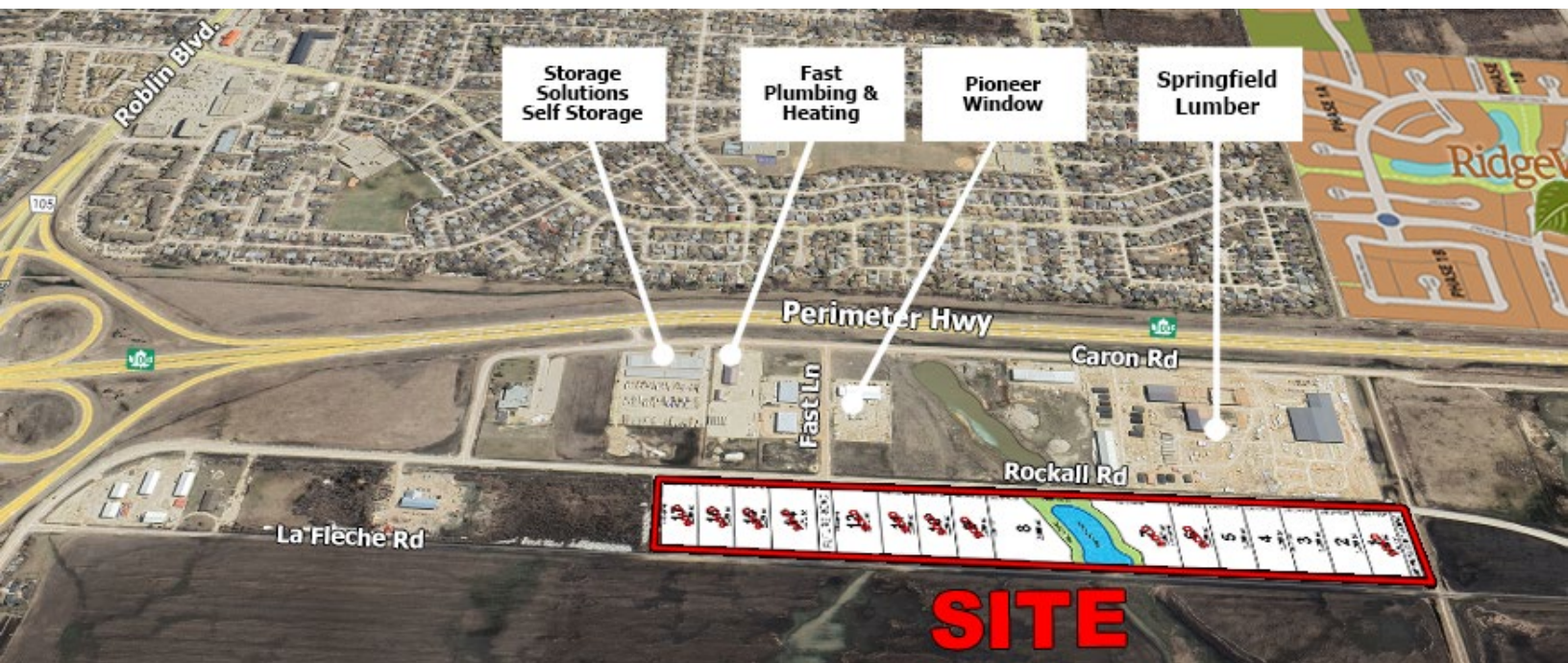
- Warehouse
- Contractor
- Light Industrial
- Manufacturing
- Offices
- Religious Assembly

FEATURES

- Situated west of the Perimeter Highway and south of Roblin Boulevard.
- Excellent access to Perimeter Highway/Roblin Boulevard & future access to Wilkes Avenue in 2025.
- Zoned IB - Industrial Business Zone.
- Services available - sewer, water, hydro, gas, MTS.
- Future connection of Rockall Road to Wilkes Avenue in 2025.
- No business tax.

PROPERTY TAXES (NOT ASSESSED)

- Purchaser is responsible for local improvement charge by RM for Rockall Road + Wilkes Rail Access Improvement.
- Estimated cost \$735 per acre/per year/10 years or prepayment of \$6,111 per acre.



Exclusively Marketed By: Ian Corbett*

*Services provided by Ian Corbett Personal Real Estate Corporation

Direct: (204) 928-8231 | Cell: (204) 688-7653 | Email: icorbett@shindico.com

Shindico

FOR SALE

Rockall Road, Headingley, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Exclusively Marketed By: Ian Corbett*

*Services provided by Ian Corbett Personal Real Estate Corporation

P (204) 928-8231

C (204) 688-7653

icorbett@shindico.com

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com

Shindico

Succeeding by Helping Others Succeed

CORFAC
INTERNATIONAL



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies. 121224