

FOR SALE

Industrial Zoned Lots Available

Cameron Street/Routledge Avenue, Headingley, Manitoba



**GREAT
ACCESS**



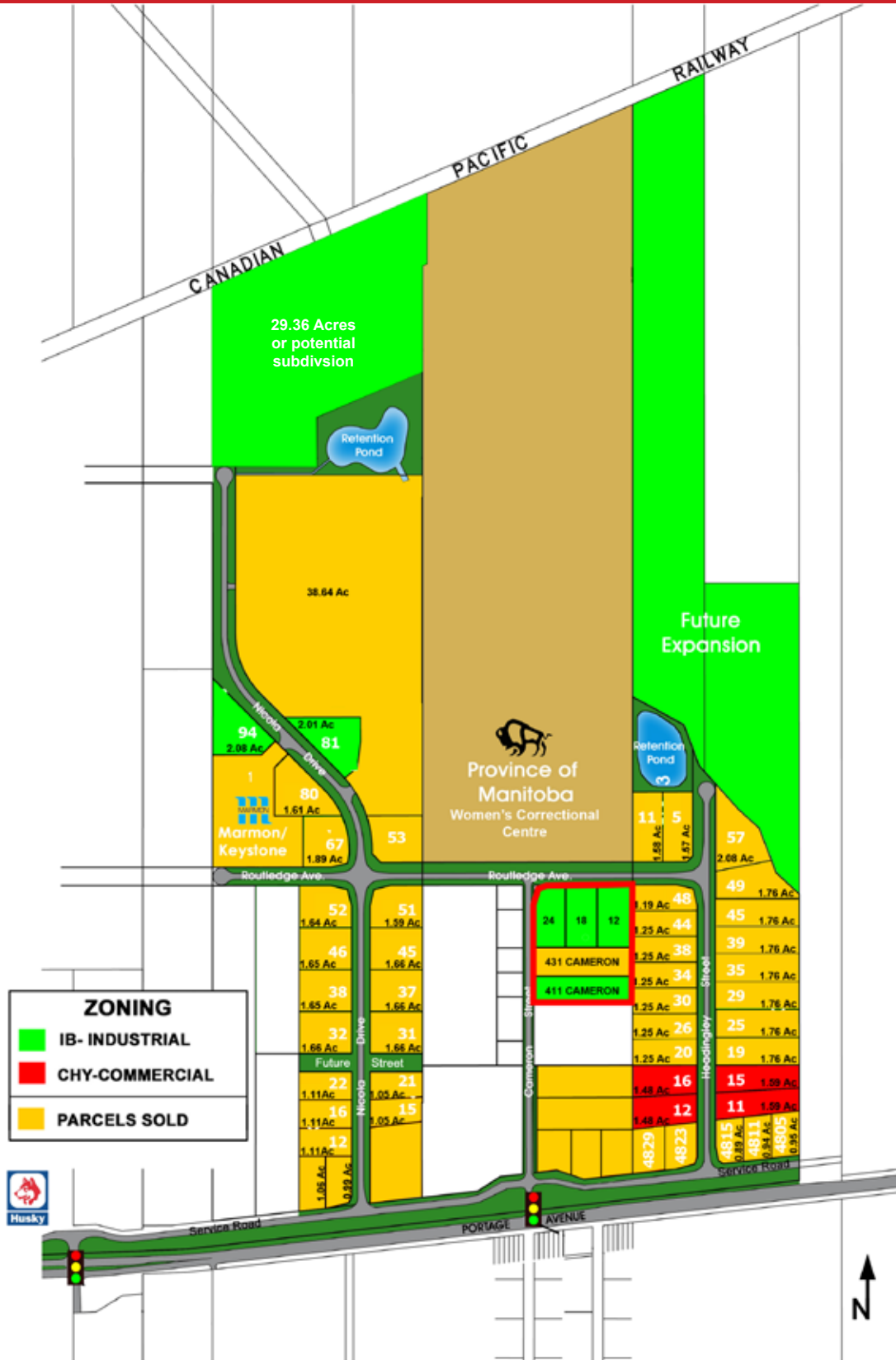
**EXCELLENT
FRONTAGE**



**SIGNAGE
OPPORTUNITIES**

FOR SALE

Cameron Street/Routledge Avenue, Headingley, Manitoba



Exclusively Marketed By: Ian Corbett
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Shindico

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AVAILABLE

<u>Address</u>	<u>Frontage</u>	<u>Depth</u>	<u>Acres</u>	<u>Price</u>
411 Cameron Street	160 +/- ft	547 +/- ft	2.01	\$675,000
24 Routledge Avenue	164 +/- ft	351 +/- ft	1.41	\$494,000
18 Routledge Avenue	182 +/- ft	351 +/- ft	1.47	\$495,000
12 Routledge Avenue	182 +/- ft	352 +/- ft	1.47	\$495,000

FEATURES

- Municipal sewer & water (connection fee to be paid by purchaser).
- Gas, Hydro (3-Phase) & Voice Data.
- Heavy duty asphalt roads.
- Ready to build lots.
- Low permit fees.
- Quick turnaround of building plans by RM.
- No business tax and low property tax.
- Join great businesses in the area including AMC Foam Technologies, Voidform Products, Marmon Keystone, Province of Manitoba - Corrections, Canoak Flooring, New Generation Flooring Homes, Matix Lumber, Prairie Turf Equipment, Sovema, Thunder Rapids, Winnipeg Collision Centre, Noventis Credit Union, Can Am RV, Husky Truck Stop, Winnipeg West Auto, Valard Construction & Headingley Sports Centre.

LOCATION

- Located 5 minutes west of the Perimeter Highway.
- Situated at two controlled intersections with access to the Trans Canada Highway.
- In the growing community of Headingley with over 400 residential lots to be built in the next 5 years.

TRAFFIC

18,380 vehicles daily passing through Headingley on the Trans Canada Highway.

Manitoba Highways, 2019

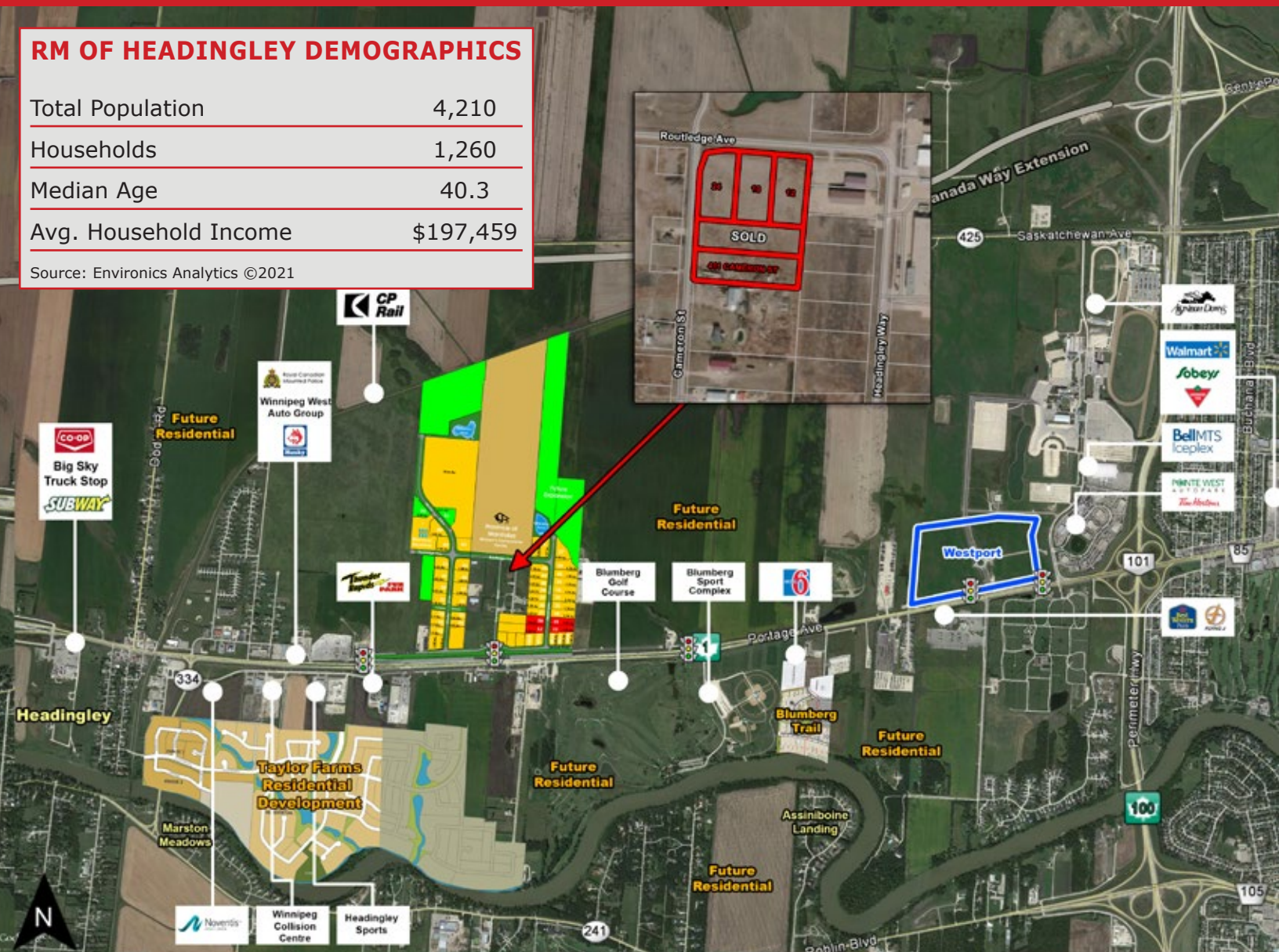
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RM OF HEADINGLEY DEMOGRAPHICS

Total Population	4,210
Households	1,260
Median Age	40.3
Avg. Household Income	\$197,459

Source: Environics Analytics ©2021



FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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