



High Exposure Commercial - Industrial / Development Site in Headingley

200 Caron Road offers exceptional exposure to the Perimeter Highway in West Winnipeg's Costco growth corridor. Strategically located between Roblin Boulevard and Wilkes Avenue, the property benefits from visibility to over 13,000 daily vehicles along the Perimeter Highway, close proximity to the newly opened Costco at 4077 Portage Avenue, the upscale Forest Grove Estates residential development.

Fully serviced with municipal water, sewer, natural gas, and electric power, the site also offers low property taxes and no City of Winnipeg business taxes. Cleared and ready for immediate development, the property is bordered by mature tree lines, creating an attractive setting for a flagship business location.



Land area: 6.47+/- acres



Zoning: IB-
Industrial Business



Ready for development



Offered at: \$2,450,000

**Get more
information**

Steven Paulus
Principal
C 204 294 5602

Tom Snowdon
Senior Associate
C 204 218 6645

avisonyoung.com



Future Commercial / Industrial Development – Build up to 90,000 Square Feet

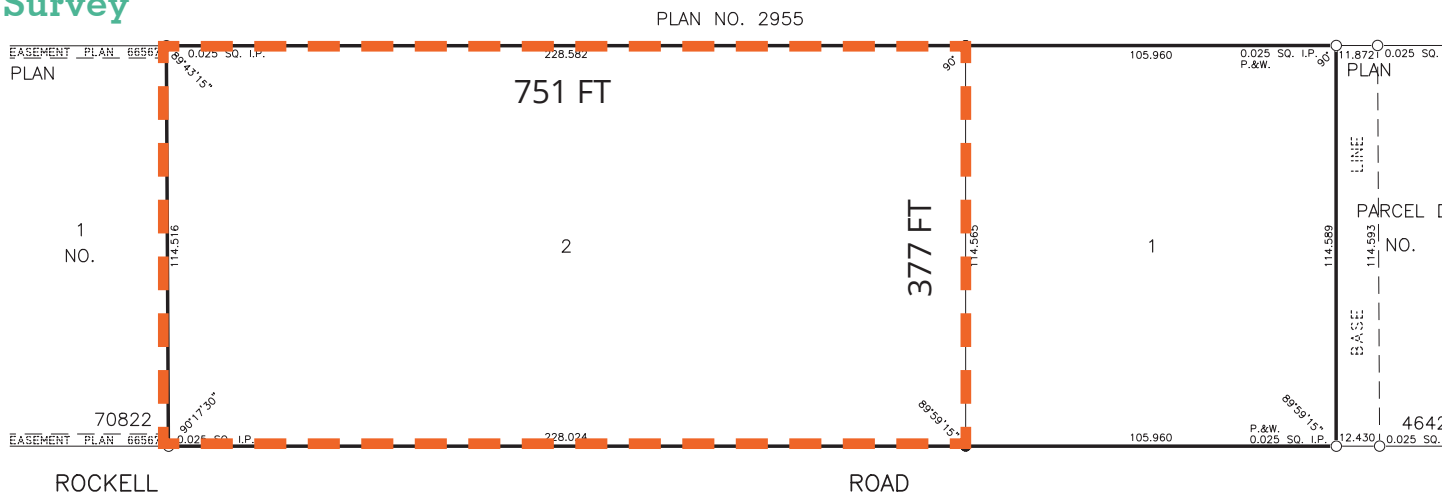
Permitted Commercial Users

- Gas bar / car wash / drive-thru
- Retail store / convenience stores
- Equipment rental
- Quick service restaurants
- Professional office / personal services
- Pet grooming / pet day care
- Self Storage

Permitted Light Industrial Users

- Warehouse sales
- Building material sales
- Equipment rental and sales
- Fleet services
- Light industrial
- Contractor friendly small industrial bay

Survey



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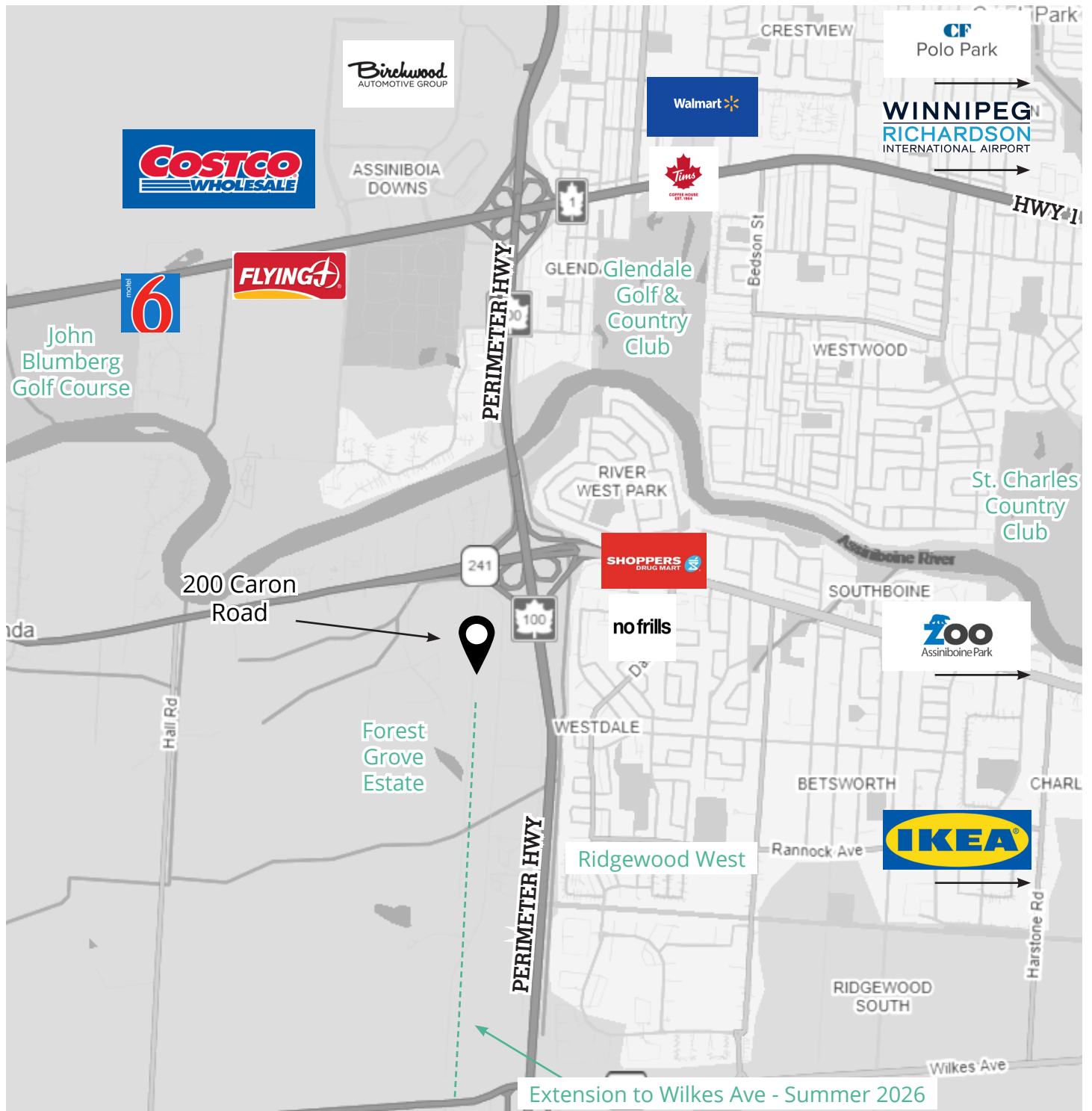
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Commercial / Industrial Land For Sale

200 Caron Road
Headingley, MB

Area information



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Aerial Map



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