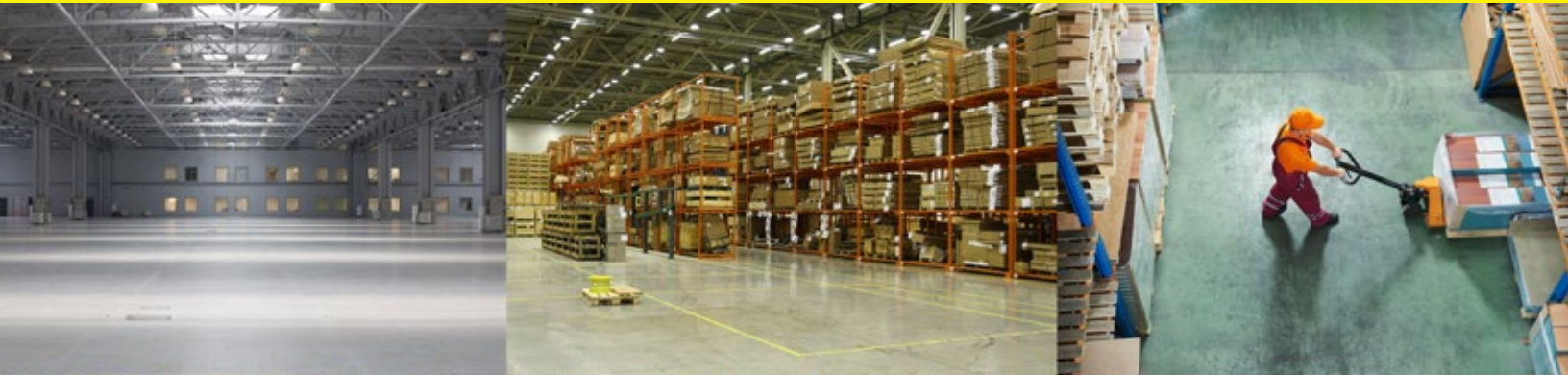


FOR SALE

Industrial/Commercial Zoned Lots Available

Headingley Business Park, Headingley, Manitoba

ONLY 1 INDUSTRIAL LOT REMAINING!



**GREAT
ACCESS**



**EXCELLENT
FRONTAGE**



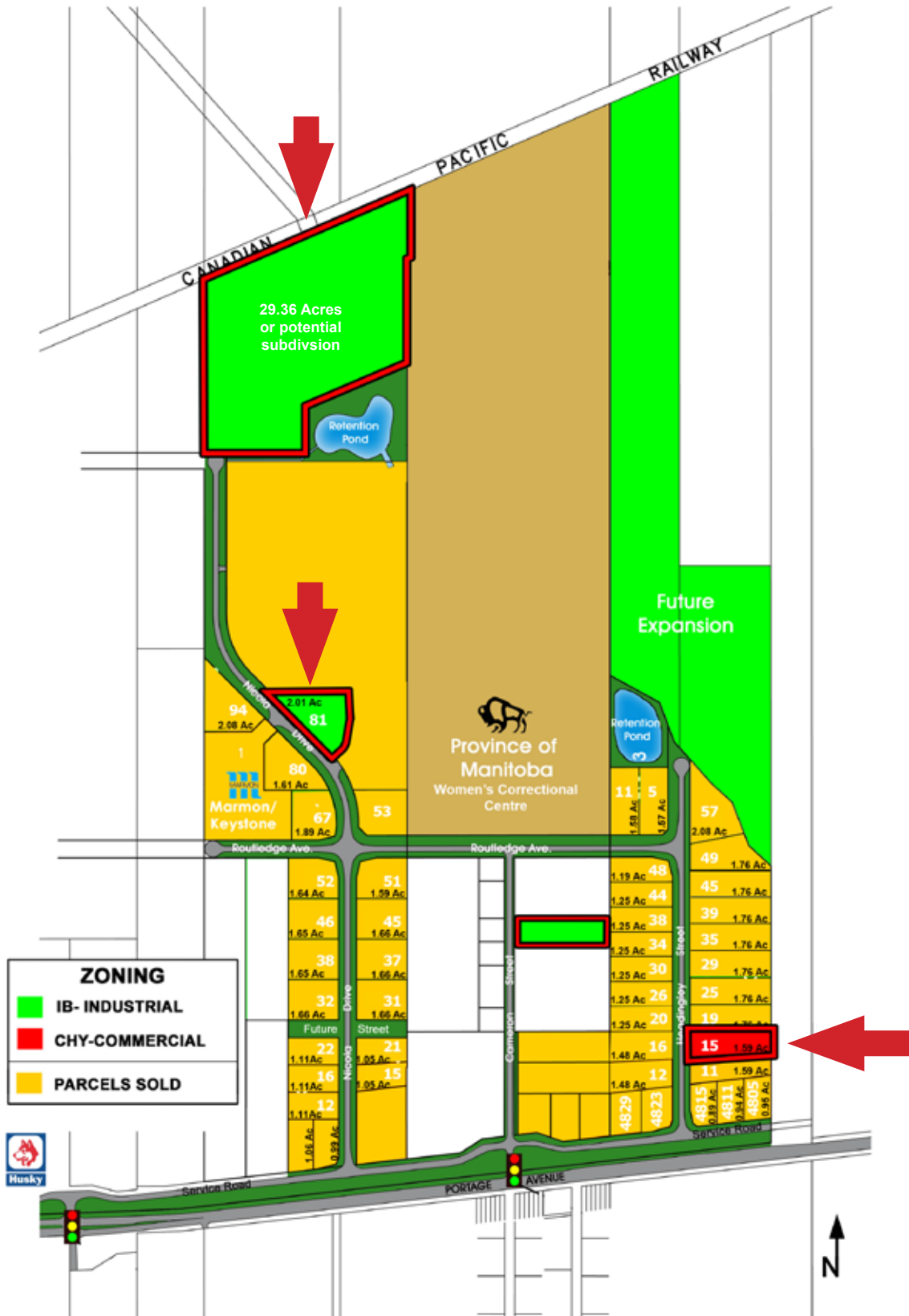
**SIGNAGE
OPPORTUNITIES**

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FOR SALE

Headingley Business Park, Headingley, Manitoba



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

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FOR SALE

Headingley Business Park, Headingley, Manitoba

AVAILABLE INDUSTRIAL ZONED LOTS

#	CIVIC ADDRESS	ROLL #	TITLE #	PLAN	BLK	LOT	FRONTAGE	ACRES	PRICE	ZONING
81	Nicola Dr.	97867	2246696	44681	4	3	493.53	2.01	\$685,000	IB
	Nicola Dr.	97800	2256697	46681	4	4	IRREG	29.36	\$8,500,000	IB

AVAILABLE COMMERCIAL ZONED LOTS

#	CIVIC ADDRESS	ROLL #	TITLE #	PLAN	BLK	LOT	FRONTAGE	ACRES	PRICE	ZONING
15	Headingley St.	0103410.000	2269834	46896	1	5	157.37	1.59	\$560,000	CHY

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, Mammoth Equipment, Marmon Keystone, Province of Manitoba - Corrections, Canoak Flooring, Matix Lumber, Prairie Turf Equipment, Sovema, Thunder Rapids, Winnipeg Collision Centre, Access Credit Union, Four Season RV, Husky Truck Stop, Winnipeg West Auto, FFUN Motorsports, Valard Construction & Headingley Sports Centre.

LOCATION

- Minutes west of the Costco under construction on Portage Avenue at the Perimeter Highway.



- 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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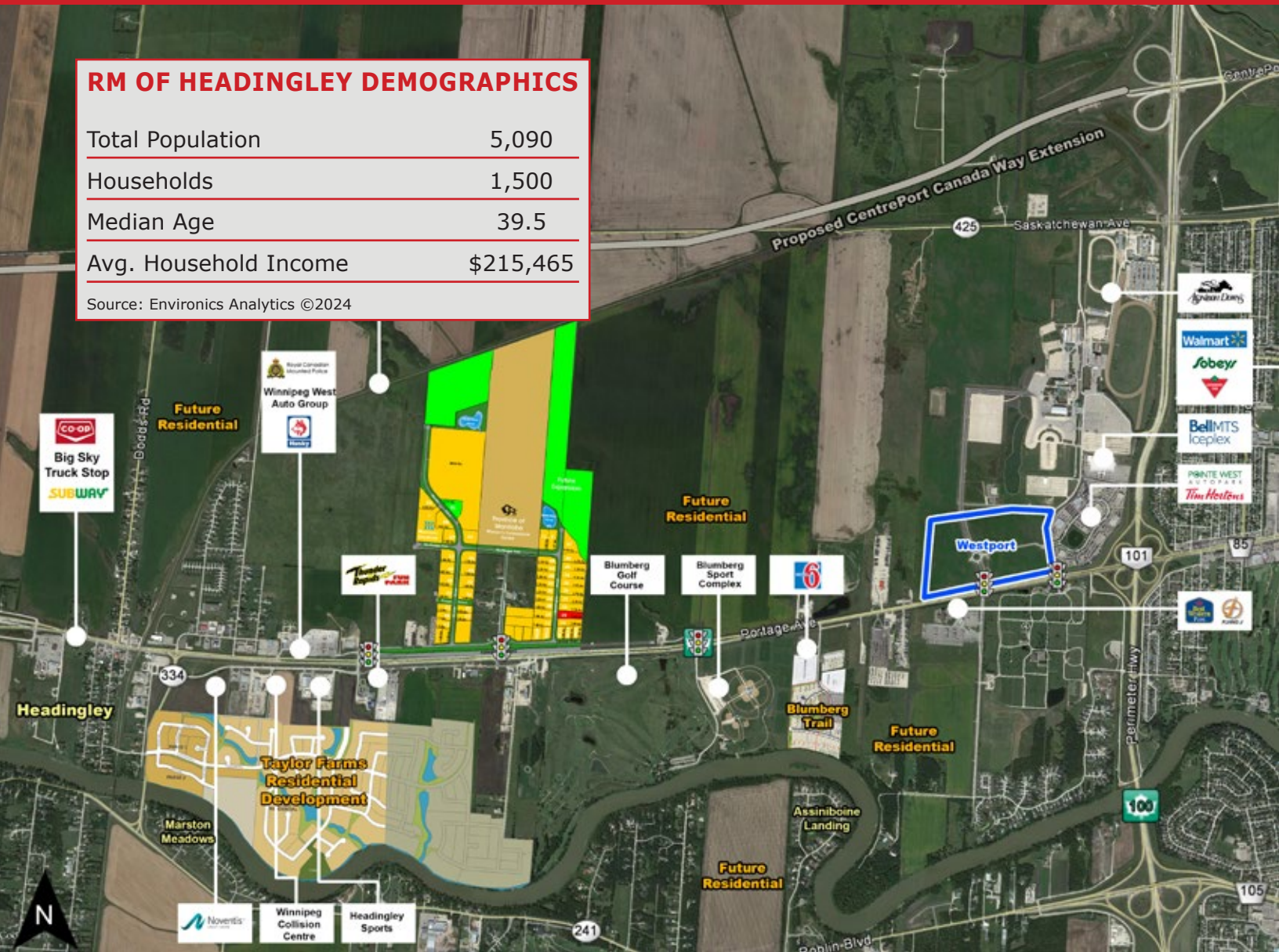
FOR SALE

Headingley Business Park, Headingley, Manitoba

RM OF HEADINGLEY DEMOGRAPHICS

Total Population	5,090
Households	1,500
Median Age	39.5
Avg. Household Income	\$215,465

Source: Environics Analytics ©2024



FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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

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