

FOR SALE

29.36 Acres Industrial Land Available

Headingley Business Park, Headingley, Manitoba



**GREAT
ACCESS**



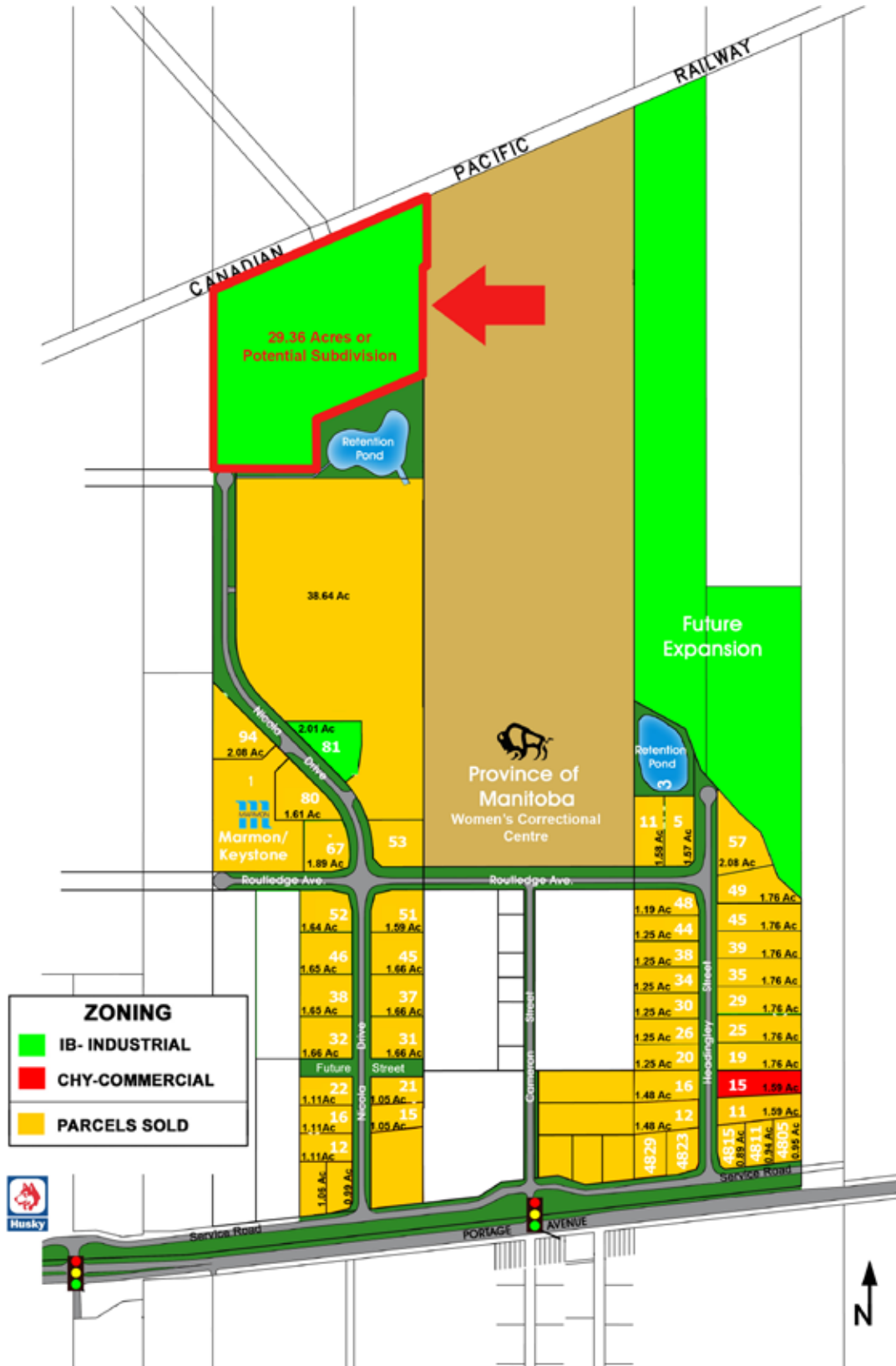
**EXCELLENT
FRONTAGE**



**SIGNAGE
OPPORTUNITIES**

FOR SALE - 29.36 ACRES

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

Shindico

FOR SALE - 29.36 ACRES

Headingley Business Park, Headingley, Manitoba

PROPERTY SUMMARY

Land Available **29.36 +/- Acres**
(with potential to subdivide)

Sale Price \$8,500,000
\$289,510/Acre

Zoning IB - Industrial Business

Property Taxes (2023) \$529.44

Taxes will increase when use changes.

FEATURES

- Municipal sewer & water (connection fee to be paid by purchaser).
- Gas, Hydro (3-Phase) & Voice Data.
- Heavy duty asphalt roads.
- Ready to build.
- Low construction 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.
- Potential rail access.

TRAFFIC

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

Manitoba Infrastructure Traffic Engineering Branch, 2019

LOCATION

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



- Situated between 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.



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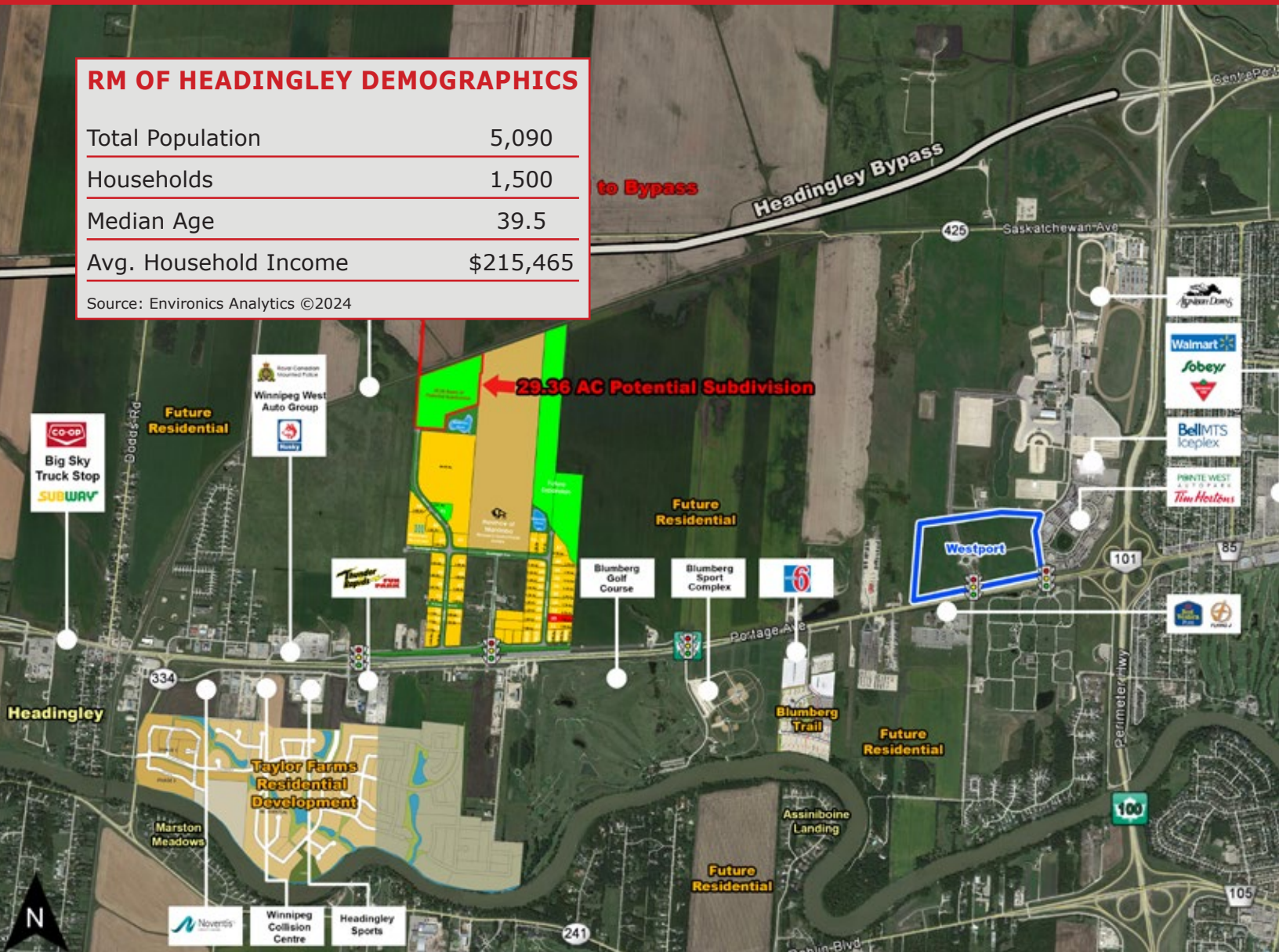
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RM OF HEADINGLEY DEMOGRAPHICS

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

CORFAC
INTERNATIONAL



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