

FOR SALE/LEASE

1.48 Acres Commercial Land Available

12 Headingley Street, Headingley Business Park, Headingley, MB



**GREAT
ACCESS**



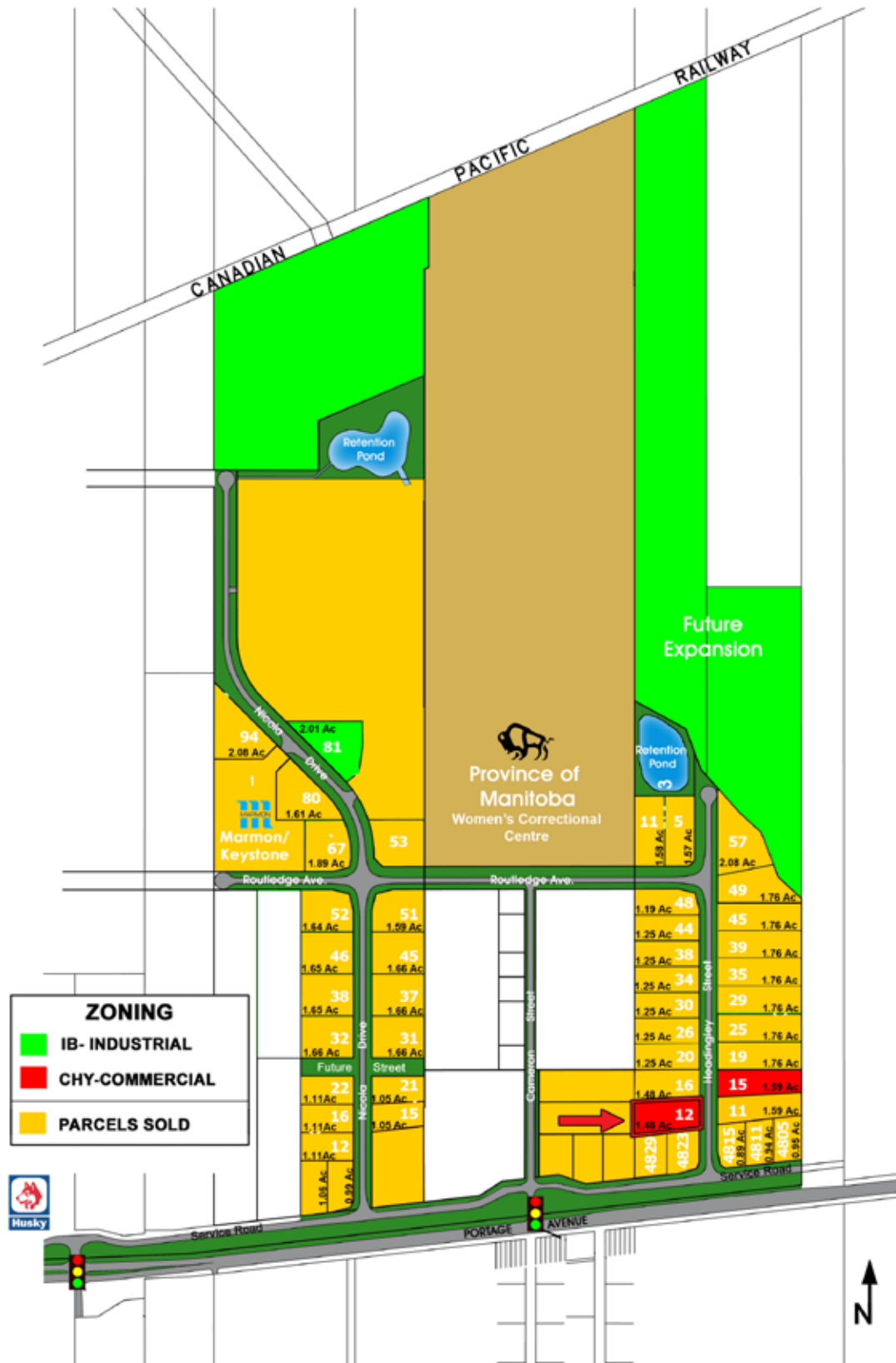
**EXCELLENT
FRONTAGE**



**SIGNAGE
OPPORTUNITIES**

FOR SALE/LEASE - 1.48 ACRES

12 Headingley Street, Headingley Business Park, Headingley, MB



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

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PROPERTY SUMMARY

Land Available	1.48 +/- Acres
Dimensions	370.52 ft. x 163.57 ft.
Purchase Price	\$580,000
Lease Rate	\$3,150/month
Zoning	v - Commercial Highway
Property Taxes (2025)	\$7,695.23
Roll Number	103422

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.

TRAFFIC

- 19,400 vehicles daily passing through Headingley on the Trans Canada Highway.

Manitoba Infrastructure Traffic Engineering Branch, 2023

LOCATION

- Minutes west of the new **Costco** 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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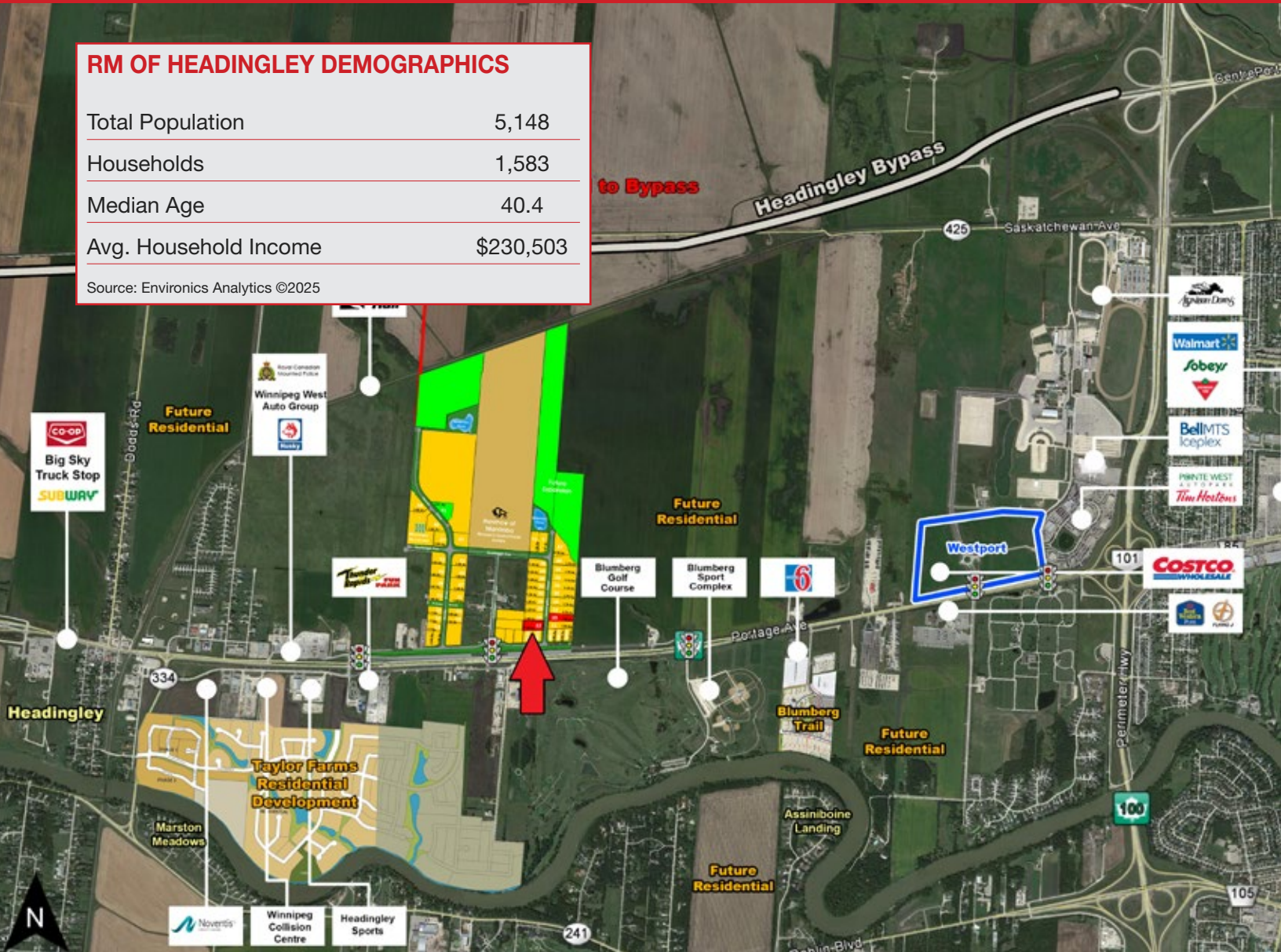
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RM OF HEADINGLEY DEMOGRAPHICS

Total Population	5,148
Households	1,583
Median Age	40.4
Avg. Household Income	\$230,503

Source: Environics Analytics ©2025



FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico
SUCCEEDING BY HELPING OTHERS SUCCEED



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