



Unit 20 - 224 Rockall Road, Headingley, Manitoba

Fully Leased Industrial Condo Unit in Rockall Park

For Sale



Property Details

Main Floor: +/- 998 sq. ft. Mezzanine: +/- 416 sq. ft. Total: +/- 1,414 sq. ft.

UNIT SIZE

\$400,000

SALE PRICE

\$2,311.13

2024 PROPERTY TAXES

\$24,038

2024 NET OPERATING INCOME

6.0%

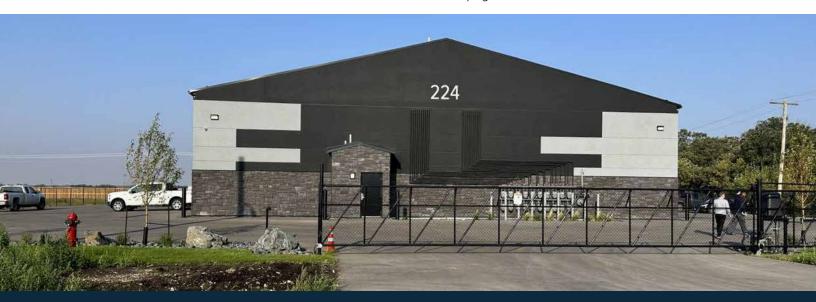
CAP RATE

IB - Industrial Business Zone

ZONING

Features

- Newly constructed flex-industrial condo development
- Independent plumbing contractor tenant in place for 3 years
- Unit is finished with mezzanine, open office and kitchentte
- Main floor features warehouse and washroom
- 18-foot clear ceiling height and 14' x 14' grade-level overhead door for easy loading access
- Secure, fully paved and fenced site with parking in front of unit
- Ideally situated just off Roblin Boulevard, with seamless access to the Perimeter Highway
- Located in the RM of Headingley with no City of Winnipeg business taxes



Highlights









Located in the

Excellent Access
TO MAJOR TRANSPORTATION
ROUTES

Ideally Suited For

SMALL BUSINESS USES

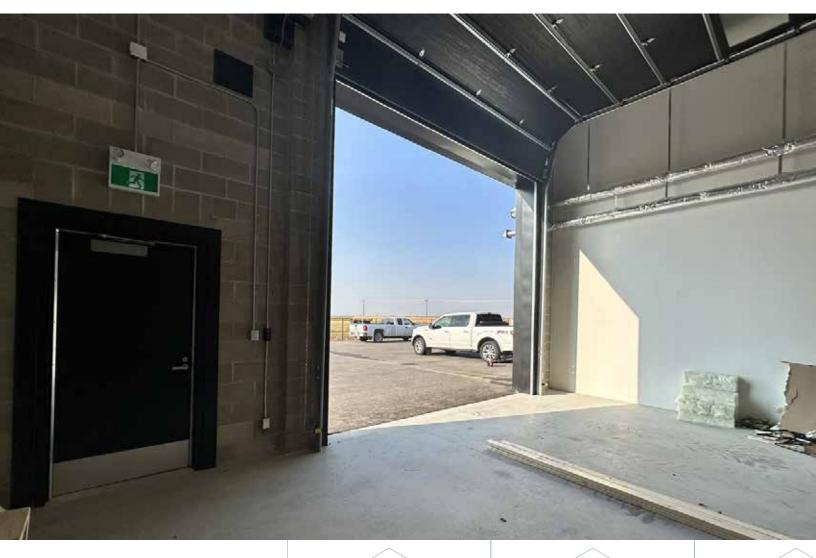
Fully Fenced



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