ICI PROPERTIES

Unit 20 - 224 Rockall Road, Headingley, Manitoba

Fully Leased Industrial Condo Unit in Rockall Park

For Sale

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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
RM OF HEADINGLEY

Excellent Access
TO MAJOR TRANSPORTATION ROUTES

Ideally Suited For
LIGHT INDUSTRIAL OR SMALL BUSINESS USES

Fully Fenced
COMPOUND

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iciproperties.com

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Connect with us today!

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