# FOR SALE

10 Acres Vacant Industrial Land in Headingley Business Park

111 Nicola Drive, Headingley, Manitoba

# INDUSTRIAL STRENGTH

**GREAT** ACCESS

**EXCELLENT** FRONTAGE

**SIGNAGE** OPPORTUNITIES

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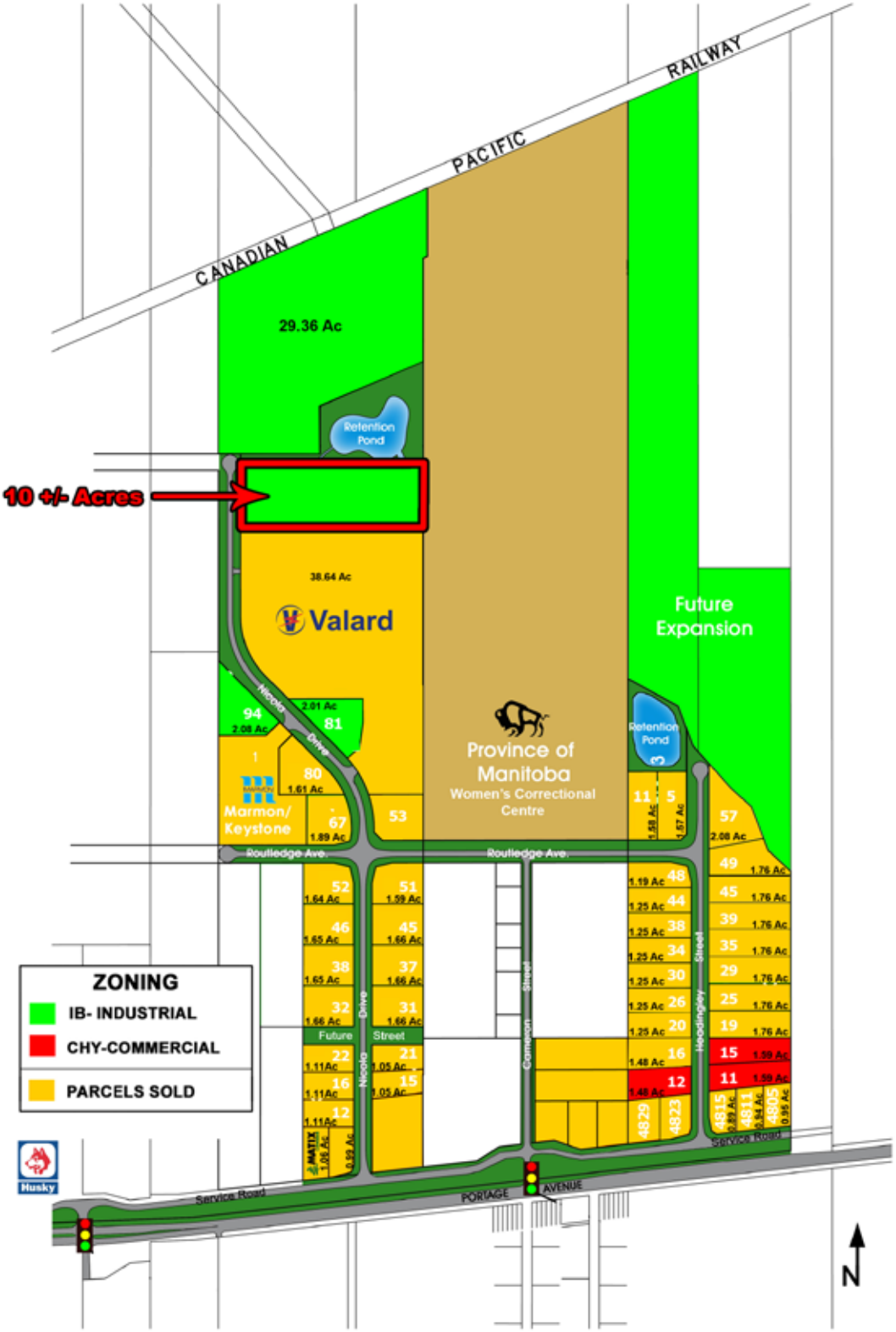
# FOR SALE - SHOVEL READY

111 Nicola Drive, 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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## PROPERTY SUMMARY

| | |
|---|---|
| Land Size | 10 acres |
| Sale Price | $3,200,000 |
| Property Taxes (2023) | $14,266.81 |
| Zoning | IB - Industrial |
| Dimensions | 406 ft. x 1071 ft. +/- |

**Services to Lot Line:**

- Municipal Sewer & Water
- Hydro
- Gas
- MTS

***the Purchaser is responsible for confirming the accuracy of size and any other information herein during its due diligence*

## FEATURES

- Heavy duty asphalt roads.
- Ready to build.
- Low permit fees.
- Quick turnaround of building plans.
- No business tax.
- Low property taxes.
- Roads meet R-TAC standards.

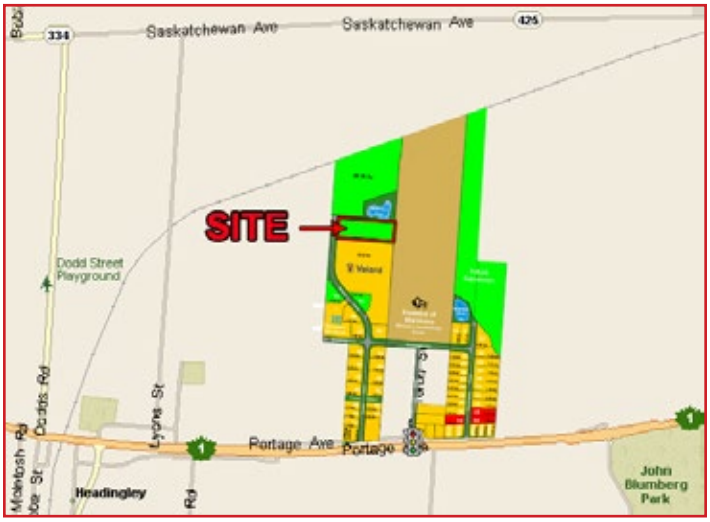
## TRAFFIC

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

  Manitoba Highways, 2019

## LOCATION

- North side of Portage Avenue east of Nicola Drive.
- Minutes west of Perimeter Highway.
- Situated within Headingley Business Park.
- Businesses in the area: AMC Foam Technologies, Marmon Keystone, Province of Manitoba - Corrections, Canoak Flooring, New Generation Homes, Matix Lumber, Empire Furniture, Sovema, Thunder Rapids, Winnipeg Collision Centre, Starbuck Credit Union, Can Am RV, Husky Truck Stop, Winnipeg West Auto, Valard Construction, Headingley Sports Centre and FFUN Motorsports.




## RM OF HEADINGLEY DEMOGRAPHICS

| | |
|---|---|
| Total Population | 4,616 |
| Households | 1,472 |
| Median Age | 40.0 |
| Avg. Household Income | $188,608 |

Source: Environics Analytics ©2023

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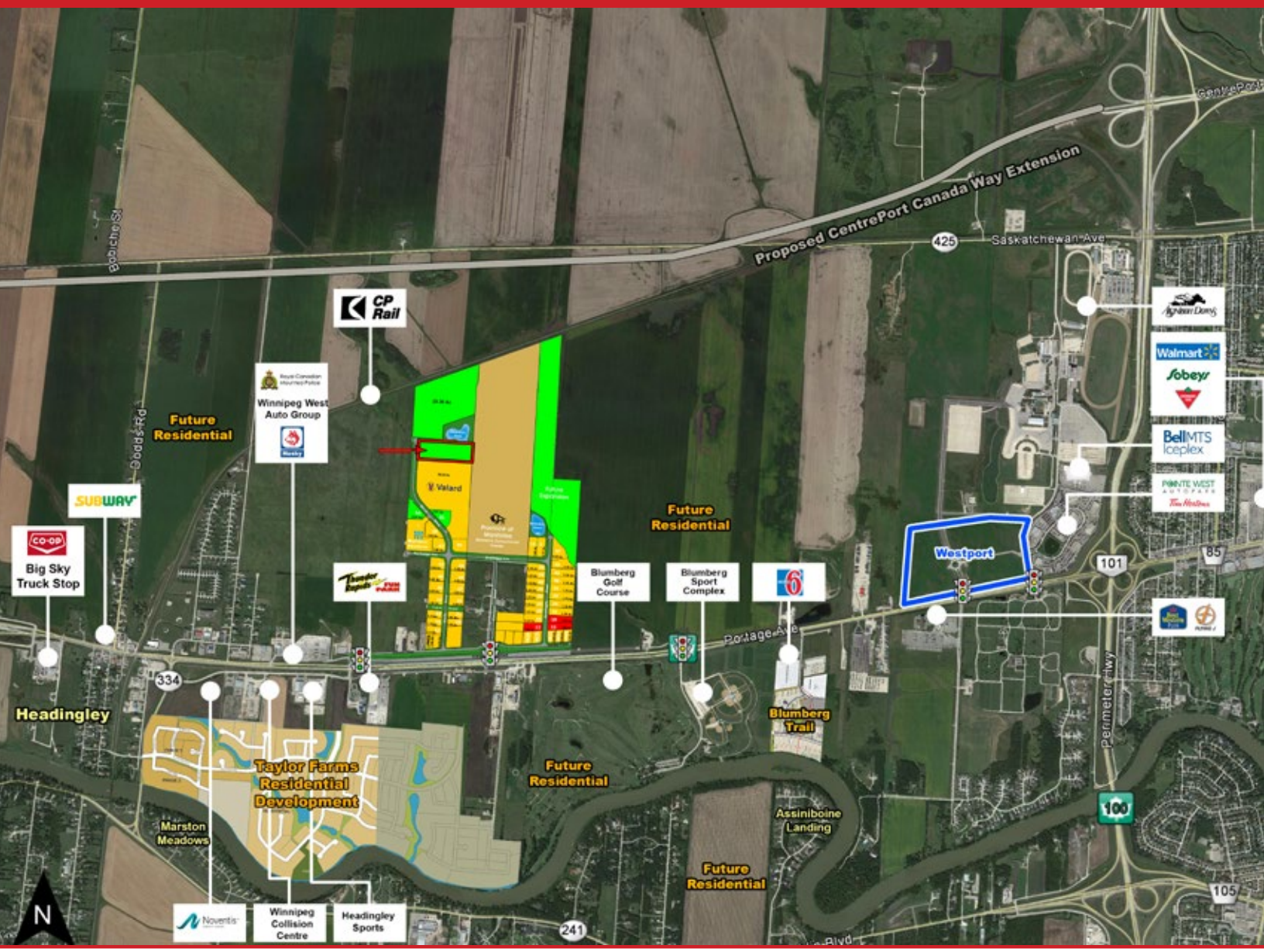


FOR MORE INFORMATION, PLEASE CONTACT:


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**Shindico**

***Succeeding by Helping Others Succeed***

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