

FOR SALE

2.01 Acres Vacant Industrial Land in Headingley Business Park

411 Cameron Street, Headingley, Manitoba

INDUSTRIAL STRENGTH



**GREAT
ACCESS**



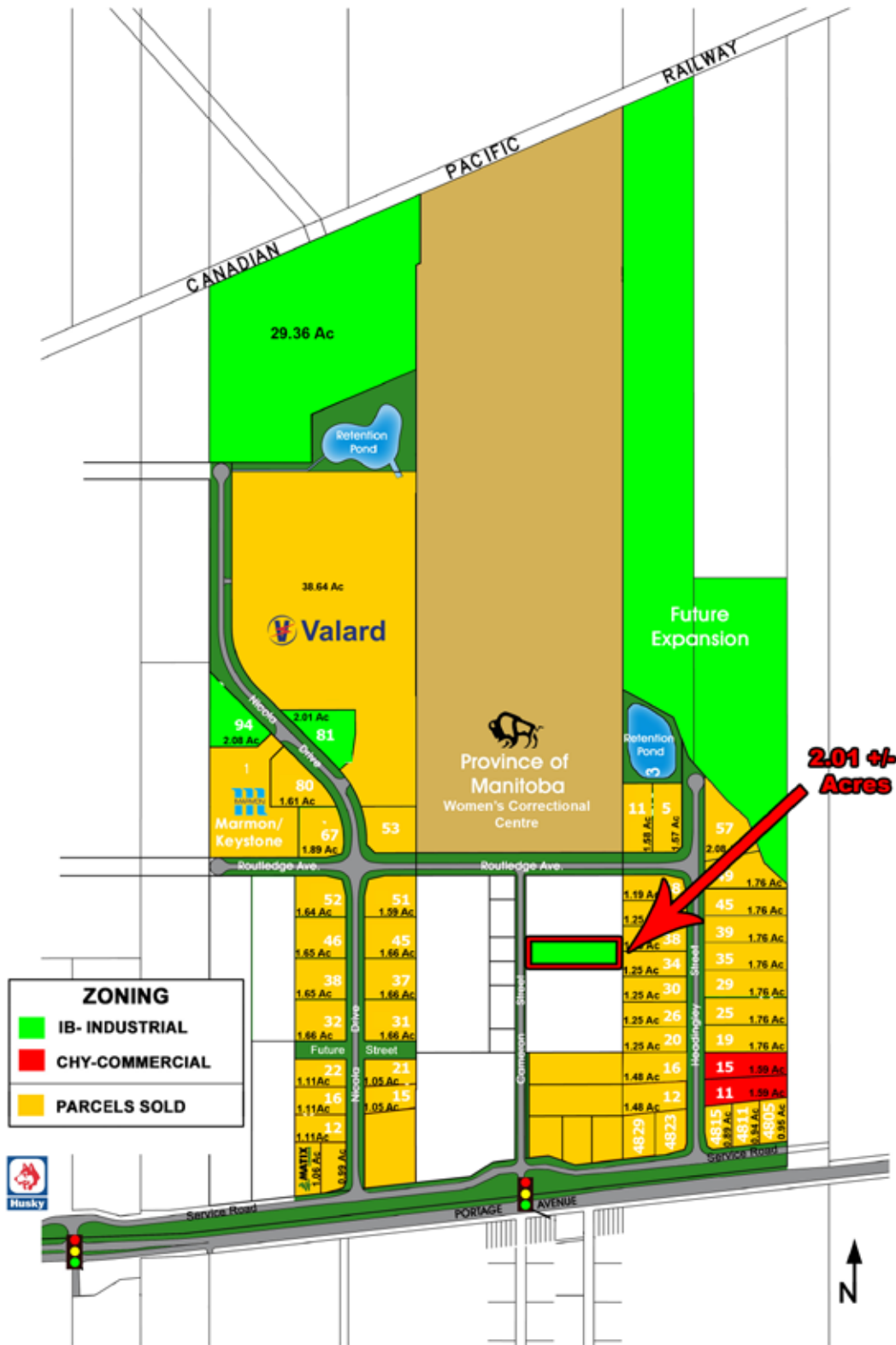
**EXCELLENT
FRONTAGE**



**SIGNAGE
OPPORTUNITIES**

FOR SALE - SHOVEL READY

411 Cameron Street, 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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FOR SALE - SHOVEL READY

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PROPERTY SUMMARY

Land Size	2.01 acres
Sale Price	\$795,000
Property Taxes (2023)	\$8,135.60
Zoning	IB - Industrial
Dimensions	160 ft. +/- x 547 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 Cameron Street.
- 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 and Headingley Sports Centre, F Fun 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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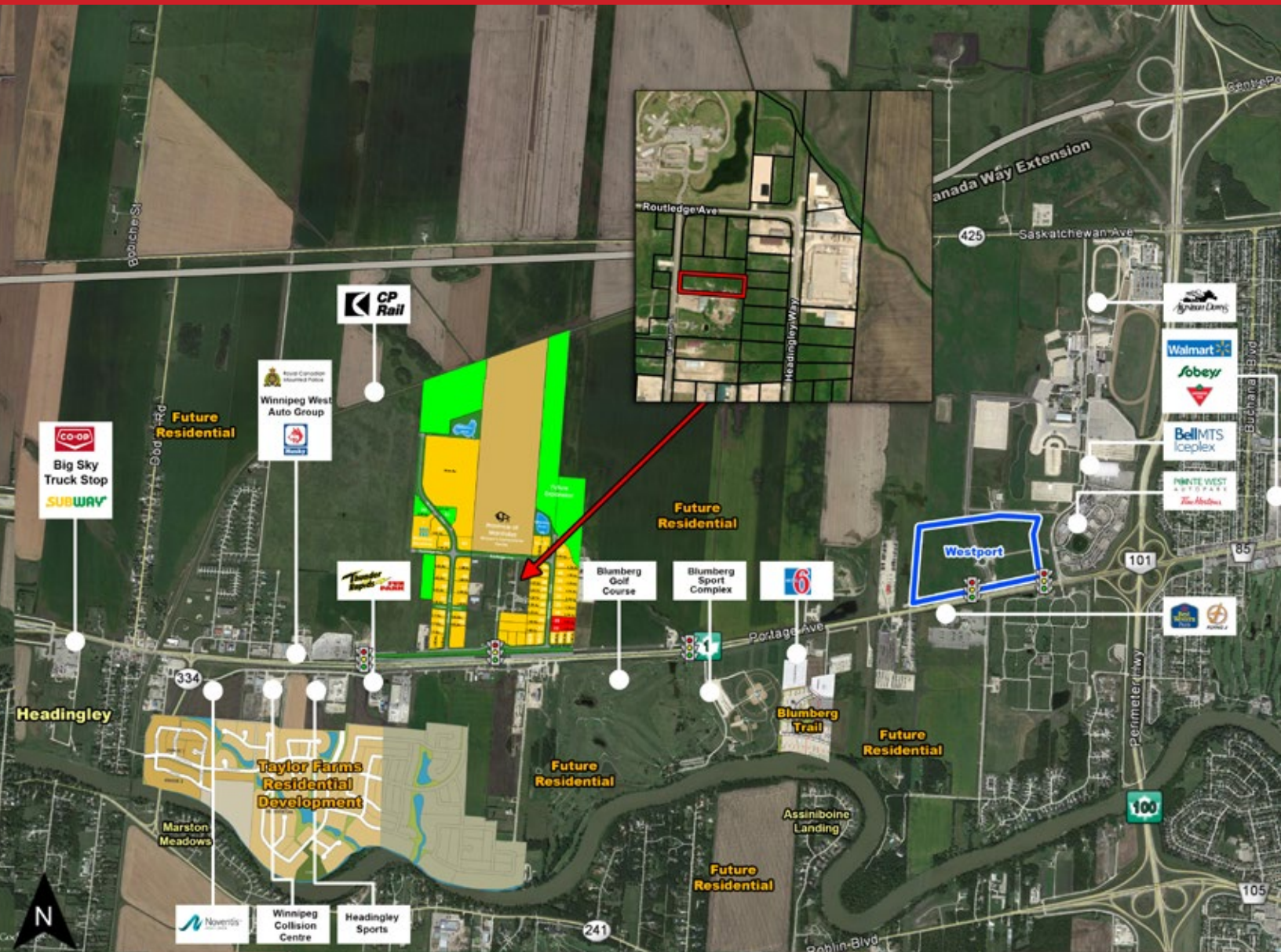
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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed

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