

FOR SALE

Industrial Serviced Lots Available

Caron Road & Fast Lane, Headingley, Manitoba

INDUSTRIAL STRENGTH



**GREAT
ACCESS**



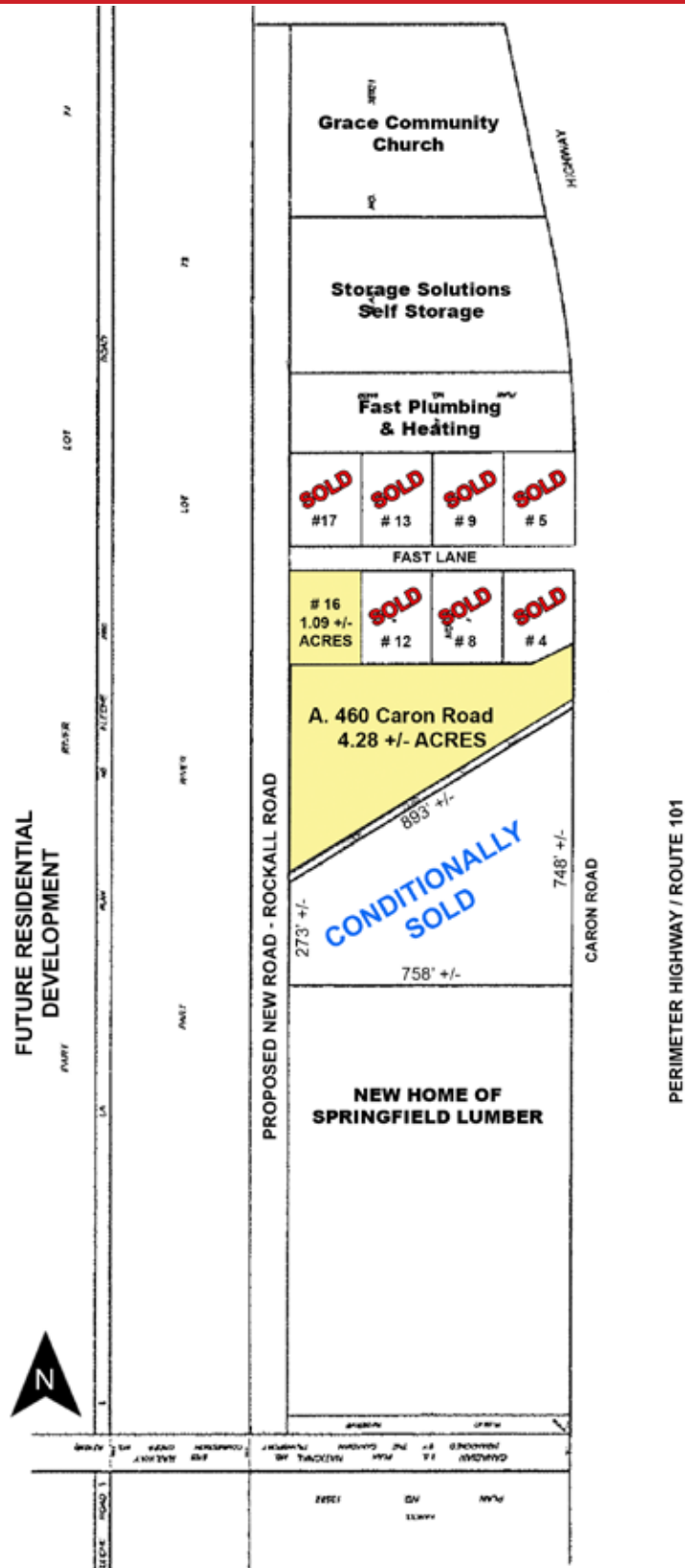
**EXCELLENT
FRONTAGE**



**SIGNAGE
OPPORTUNITIES**

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Caron Road & Fast Lane, Headingley, Manitoba



Exclusively Marketed By: Ian Corbett
Direct: (204) 928-8231 - Cell: (204) 688-7653
Email: icorbett@shindico.com

Shindico

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PROPERTY SUMMARY

A: 460 Caron Road - 4.28 +/- Acres*
Sale Price - \$1,395,000
- 148' +/- Frontage on Caron Road
- 564' +/- Frontage on Rockall Road
- 3 Phase power at lot line

B: 500 Caron Road - **Conditionally Sold**

16 Fast Lane: - 1.09 +/- Acres
Sale Price - \$375,000

*land size subject to change

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	50,059	138,669
Households	19,997	54,953
Median Age	44.2	42.6
Avg. Household Income	\$127,946	\$125,445

Source: Environics Analytics ©2020

FEATURES

- Excellent exposure & frontage to Perimeter Highway.
- Zoned IB - Industrial Business Zone.
- Services available - sewer & water at lot line, hydro, gas, MTS.
- Service road access.
- No business tax.
- Situated west of the Perimeter Highway and south of Roblin Boulevard.
- Proposed Rockall Road will provide additional means of access and subdivision potential.

POTENTIAL USES

- Warehouse
- Contractor
- Light Industrial
- Automotive
- Manufacturing
- Offices
- Hotel
- Religious Assembly



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Shindico

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