

FOR LEASE

1.48 Acres Commercial Land Available

12 Headingley Street, **Headingley Business Park**, Headingley, MB



**GREAT
ACCESS**



**EXCELLENT
FRONTAGE**



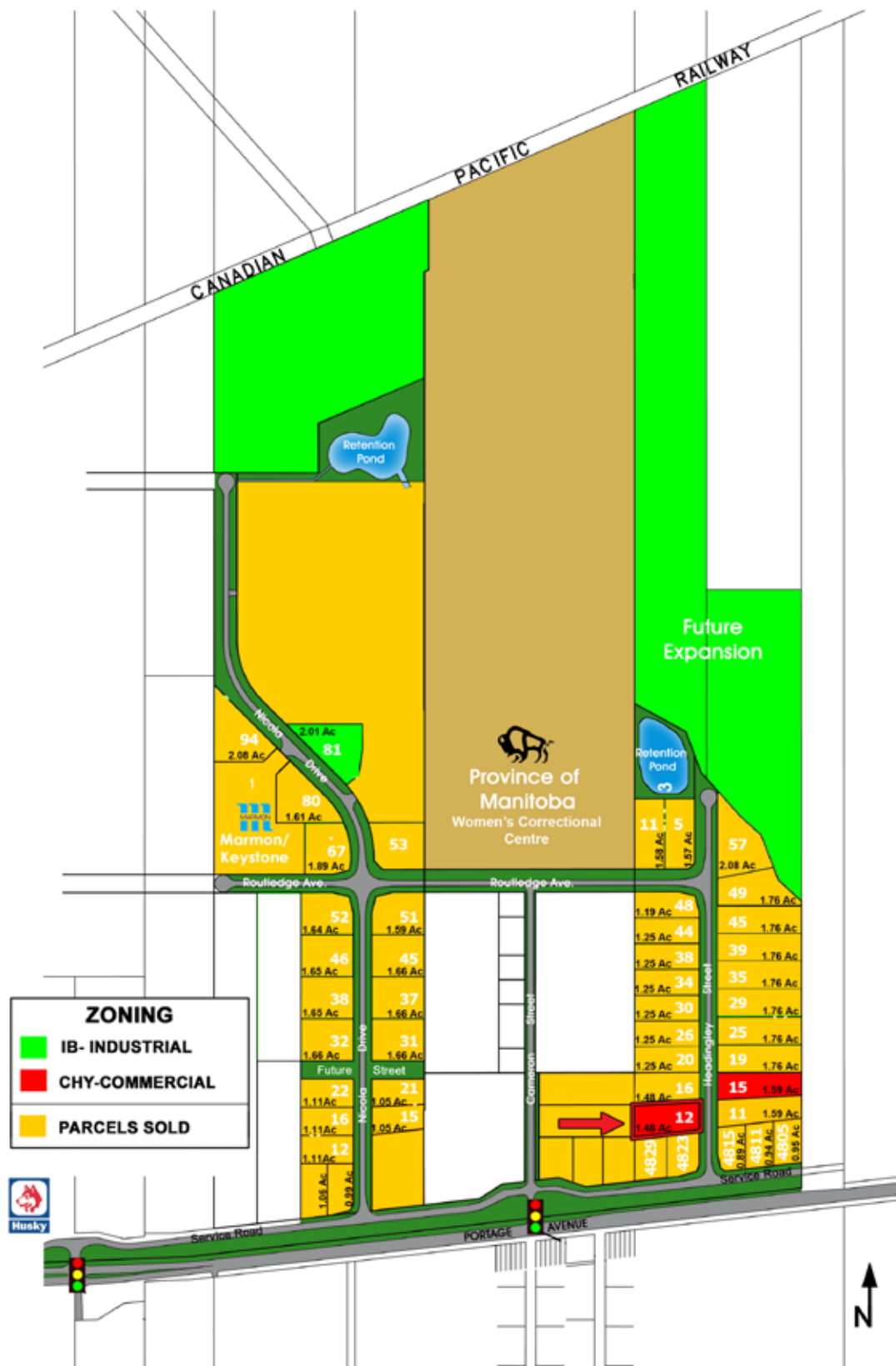
**SIGNAGE
OPPORTUNITIES**

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FOR LEASE - 1.48 ACRES

12 Headingley Street, **Headingley Business Park**, Headingley, MB



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 Available	1.48 +/- Acres
Dimensions	370.52 ft. x 163.57 ft.
Lease Rate	\$3,150/Month
Zoning	CH - Commercial Highway
Property Taxes (2025)	\$7,695.23

Taxes will increase when use changes.

FEATURES

- Municipal sewer & water (connection fee to be paid by purchaser).
- Gas, Hydro (3-Phase) & Voice Data.
- Heavy duty asphalt roads.
- Ready to build.
- Low construction permit fees.
- Quick turnaround of building plans by RM.
- No business tax and low property tax.
- Join great businesses in the area including AMC Foam Technologies, Voidform Products, Marmon Keystone, Province of Manitoba - Corrections, Canoak Flooring, New Generation Flooring Homes, Matix Lumber, Prairie Turf Equipment, Sovema, Thunder Rapids, Winnipeg Collision Centre, Noventis Credit Union, Can Am RV, Husky Truck Stop, Winnipeg West Auto, Valard Construction & Headingley Sports Centre.

TRAFFIC

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

Manitoba Infrastructure Traffic Engineering Branch, 2019

LOCATION

- Minutes west of the new **Costco** under construction on Portage Avenue at the Perimeter Highway.



- Situated between two controlled intersections with access to the Trans Canada Highway.
- In the growing community of Headingley with over 400 residential lots to be built in the next 5 years.



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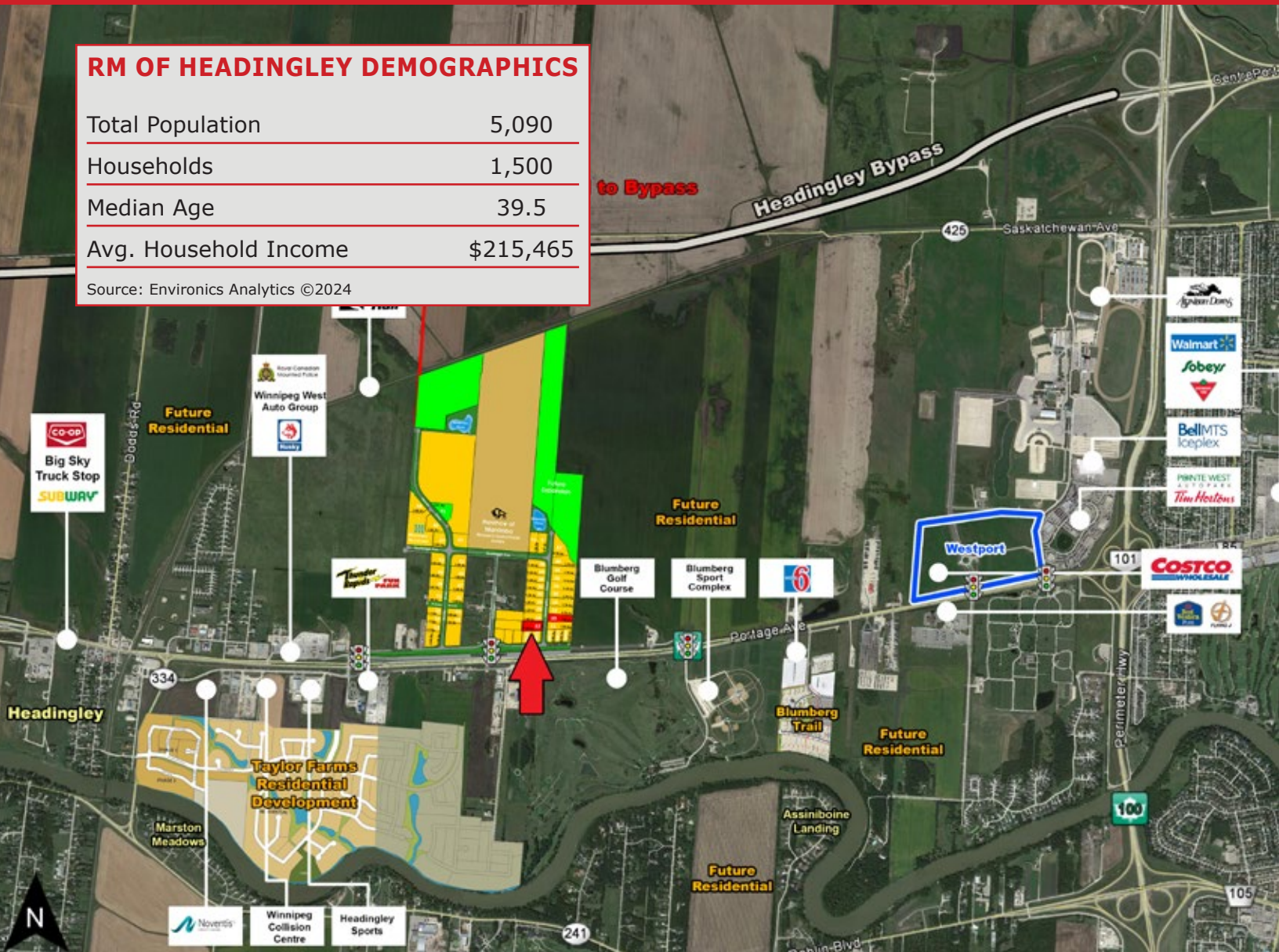
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RM OF HEADINGLEY DEMOGRAPHICS

Total Population	5,090
Households	1,500
Median Age	39.5
Avg. Household Income	\$215,465

Source: Environics Analytics ©2024



FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed

CORFAC
INTERNATIONAL



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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