

FOR SALE

29.36 Acres Industrial Land Available

Headingley Business Park, Headingley, Manitoba



**GREAT
ACCESS**



**EXCELLENT
FRONTAGE**



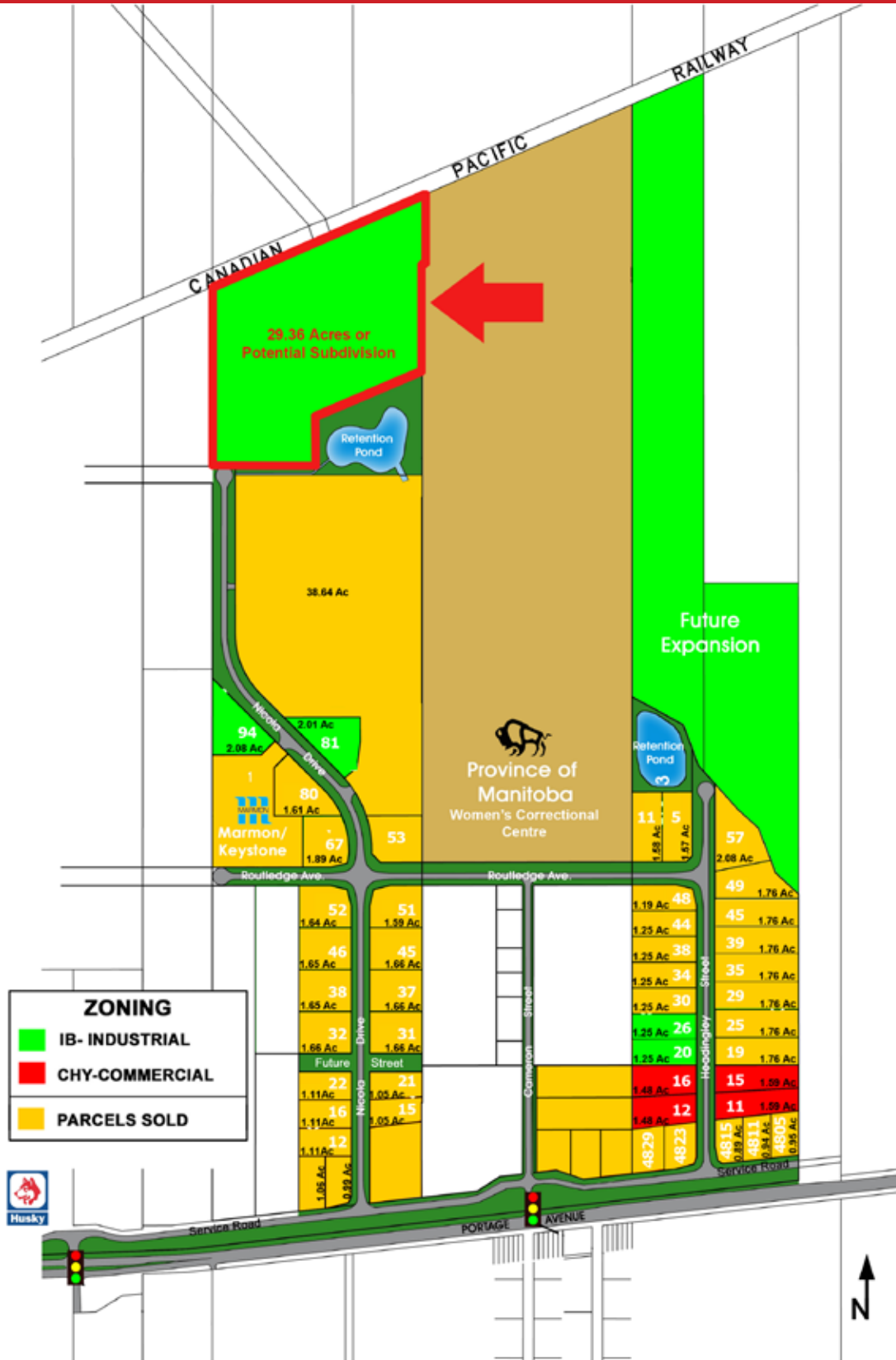
**SIGNAGE
OPPORTUNITIES**

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FOR SALE - 29.36 ACRES

Headingley Business Park, Headingley, Manitoba



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

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PROPERTY SUMMARY

Land Available **29.36 +/- Acres**
(with potential to subdivide)

Sale Price \$7,250,000
\$246,935/Acre

Zoning IB - Industrial Business

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.
- Potential rail access.

TRAFFIC

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

Manitoba Infrastructure Traffic Engineering Branch, 2019)

LOCATION

- Located 5 minutes west of 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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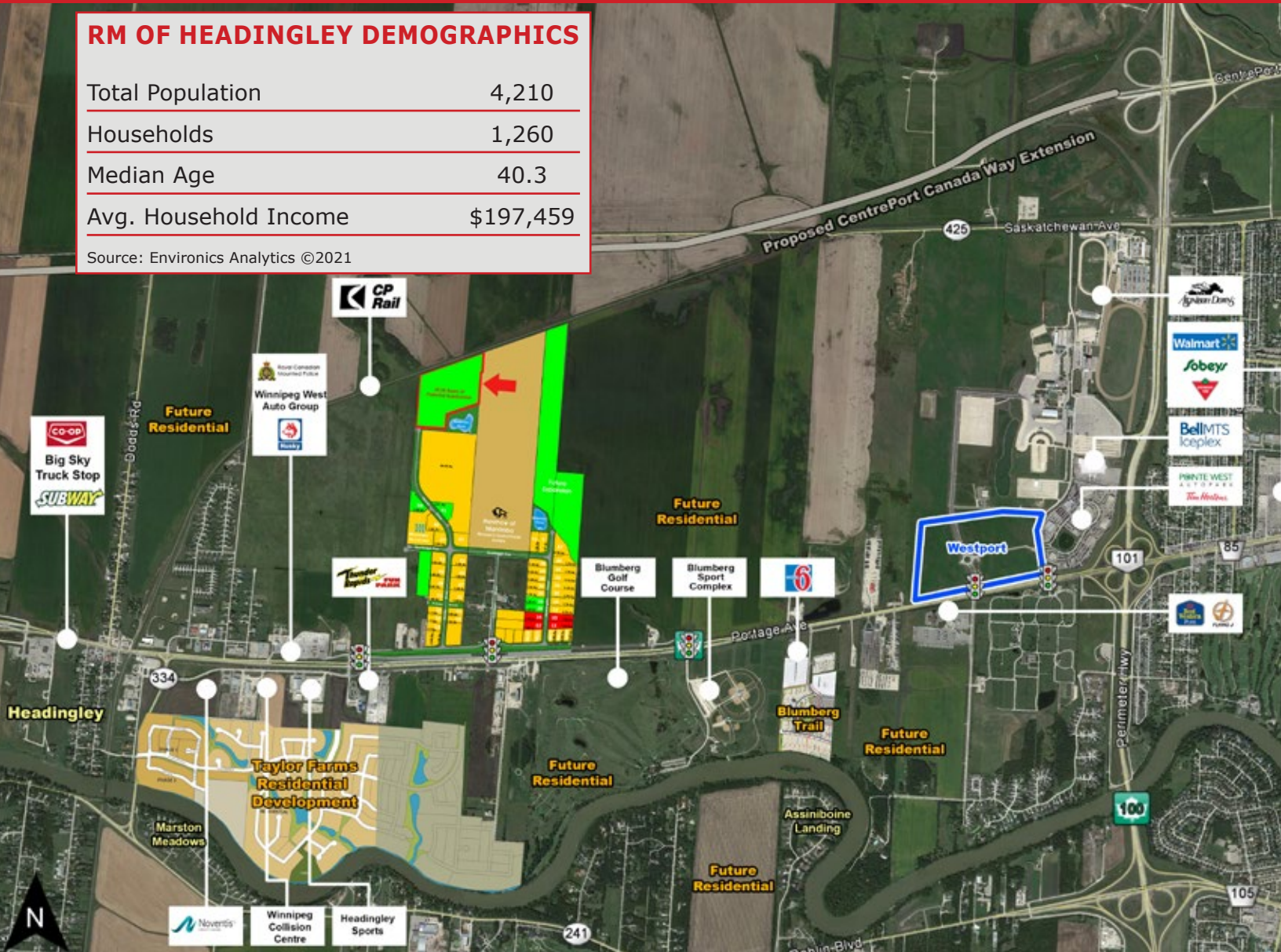
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RM OF HEADINGLEY DEMOGRAPHICS

Total Population	4,210
Households	1,260
Median Age	40.3
Avg. Household Income	\$197,459

Source: Environics Analytics ©2021



FOR MORE INFORMATION, PLEASE CONTACT:

Ian Corbett

P (204) 928-8231

C (204) 688-7653

icorbett@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com

Shindico

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