

FOR SALE

Single-Tenant Industrial Building

Lot 5 - 8 Block 2 Plan 47109, RM of Rockwood, Manitoba



**DOMINANT
SIGNAGE**



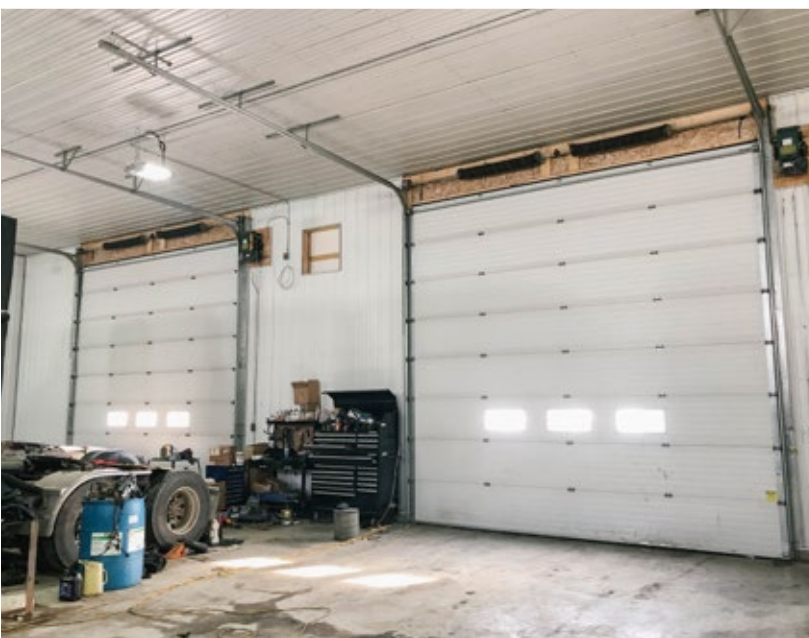
**GREAT
ACCESS**



**ON-SITE
PARKING**

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204.474.2000

Shindico

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PROPERTY SUMMARY

Land Size	(+/-) 2.0 Acres
Building Area	(+/-) 6,420 SF
Sale Price	\$1,200,000
Additional 2 x 1 Acre Lots Available - \$150,000/Lot	
Property Taxes (2018)	\$1,780.81
Additional 2 x 1 Acre Lots - \$924.24/Lot	
Zoning	MB
Ceiling Height	17 Feet
Loading	4 Grade with Drive Thru
Roll Number	82010 82014 82012
Title Number	2873716/1 2960390/1 2960391/1

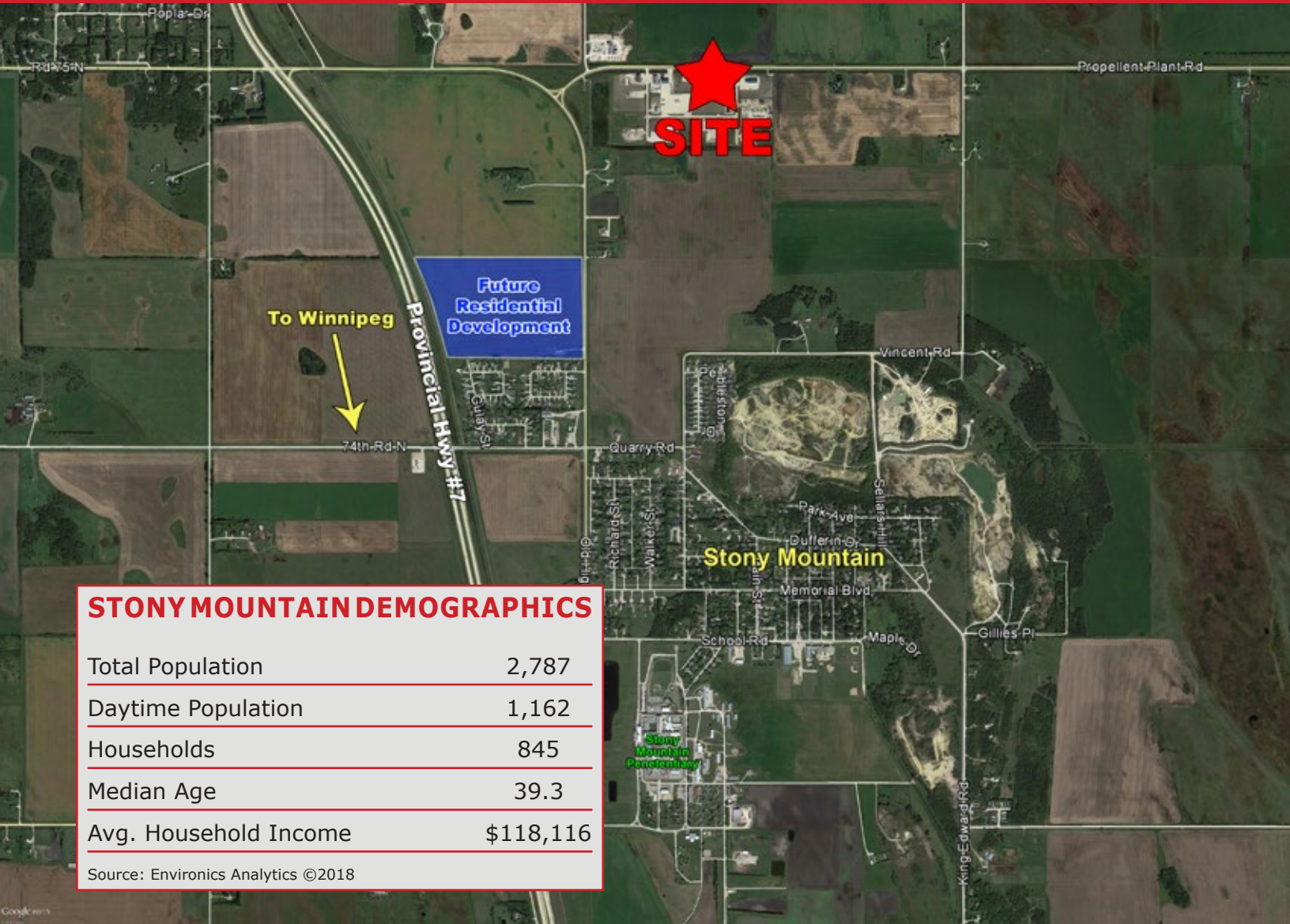
FEATURES

- Located in the RM of Rockwood in the Stony Mountain Business Park, approximately 11 km north of the Perimeter Highway and 23 minutes from Downtown Winnipeg.
- Build to suit office space with mezzanine.
- Includes large compound yard with compacted gravel.
- Features in-floor heating.
- Serviced with municipal water and holding tank.
- No business tax.
- Close proximity to Highway #7.
- Ideal uses include trucking, light manufacturing, contractors and distributors.



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STONY MOUNTAIN DEMOGRAPHICS

Total Population	2,787
Daytime Population	1,162
Households	845
Median Age	39.3
Avg. Household Income	\$118,116

Source: Environics Analytics ©2018

FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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