

FOR SALE

Industrial/Commercial Zoned Lots Available

Headingley Business Park, Headingley, Manitoba



**GREAT
ACCESS**



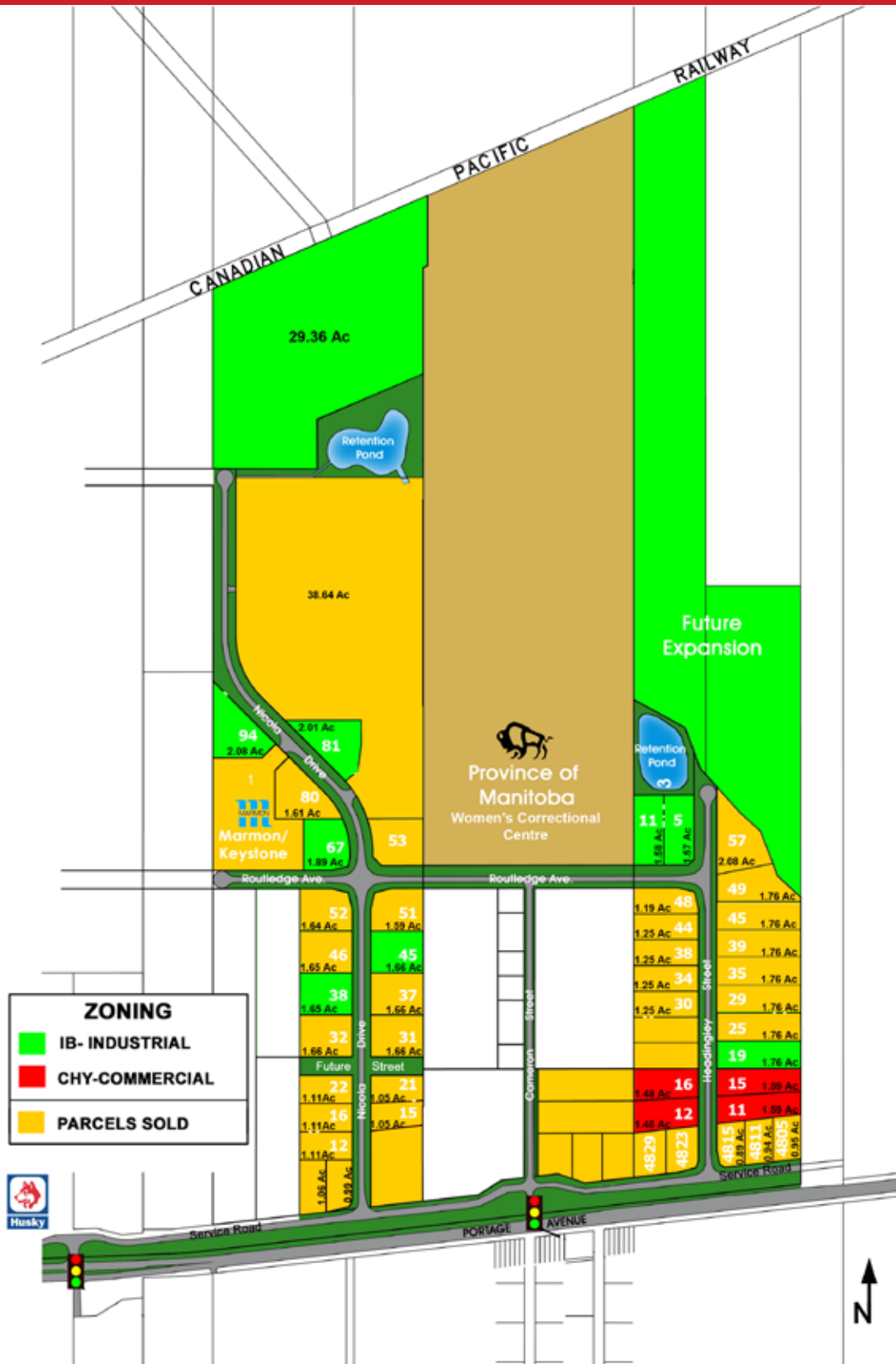
**EXCELLENT
FRONTAGE**



**SIGNAGE
OPPORTUNITIES**

FOR SALE

Headingley Business Park, Headingley, Manitoba



204.474.2000

Shindico

FOR SALE

Headingley Business Park, Headingley, Manitoba

AVAILABLE INDUSTRIAL ZONED LOTS

#	CIVIC ADDRESS	ROLL #	TITLE #	PLAN	BLK	LOT	FRONTAGE	ACRES	PRICE	Zoning
11	Routledge	0103450.000	2376872	46896	3	1	171.83	1.58	\$347,600	IB
5	Routledge	0103452.000	2376873	46896	3	2	553.88	1.57	\$361,100	IB
67	Routledge	0097862.000	2357687	48471		3	259.19	1.89	\$434,700	IB
19	Headingley St.	0103412.000	2269835	46896	1	6	147.54	1.76	\$387,200	IB
38	Nicola Dr.	0097856.000	2256686	46681	2	2	240.22	1.65	\$363,000	IB
45	Nicola Dr.	0097870.000	2256700	46681	5	3	240.22	1.66	\$365,200	IB
81	Nicola Dr.	0097867.000	2256696	46681	4	3	493.53	2.01	\$442,200	IB
94	Nicola Dr.	0097864.000	2256695	46681	3	6	509.22	2.08	\$457,600	IB
	Nicola Dr.							29.36	\$5,550,000	IB

AVAILABLE COMMERCIAL ZONED LOTS

#	CIVIC ADDRESS	ROLL #	TITLE #	PLAN	BLK	LOT	FRONTAGE	ACRES	PRICE	Zoning
11	Headingley St	0103408.000	2269833	46896	1	4	157.37	1.59	\$405,450	CHY
12	Headingley St.	0103432.000	2376858	46896	2	3	163.58	1.48	\$377,400	CHY
15	Headingley St.	0103410.000	2269834	46896	1	5	157.37	1.59	\$405,450	CHY
16	Headingley St.	0103434.000	2376860	46896	2	4	163.58	1.48	\$377,400	CHY

FEATURES

- Municipal sewer & water (connection fee to be paid by purchaser).
- Gas, Hydro (3-Phase) & Voice Data.
- Heavy duty asphalt roads.
- Ready to build lots.
- Low 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.

LOCATION

- Located 5 minutes west of the Perimeter Highway.
- Situated at 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.

TRAFFIC

16,700 vehicles daily passing through Headingley on the Trans Canada Highway.

Manitoba Infrastructure Traffic Engineering Branch, 2015

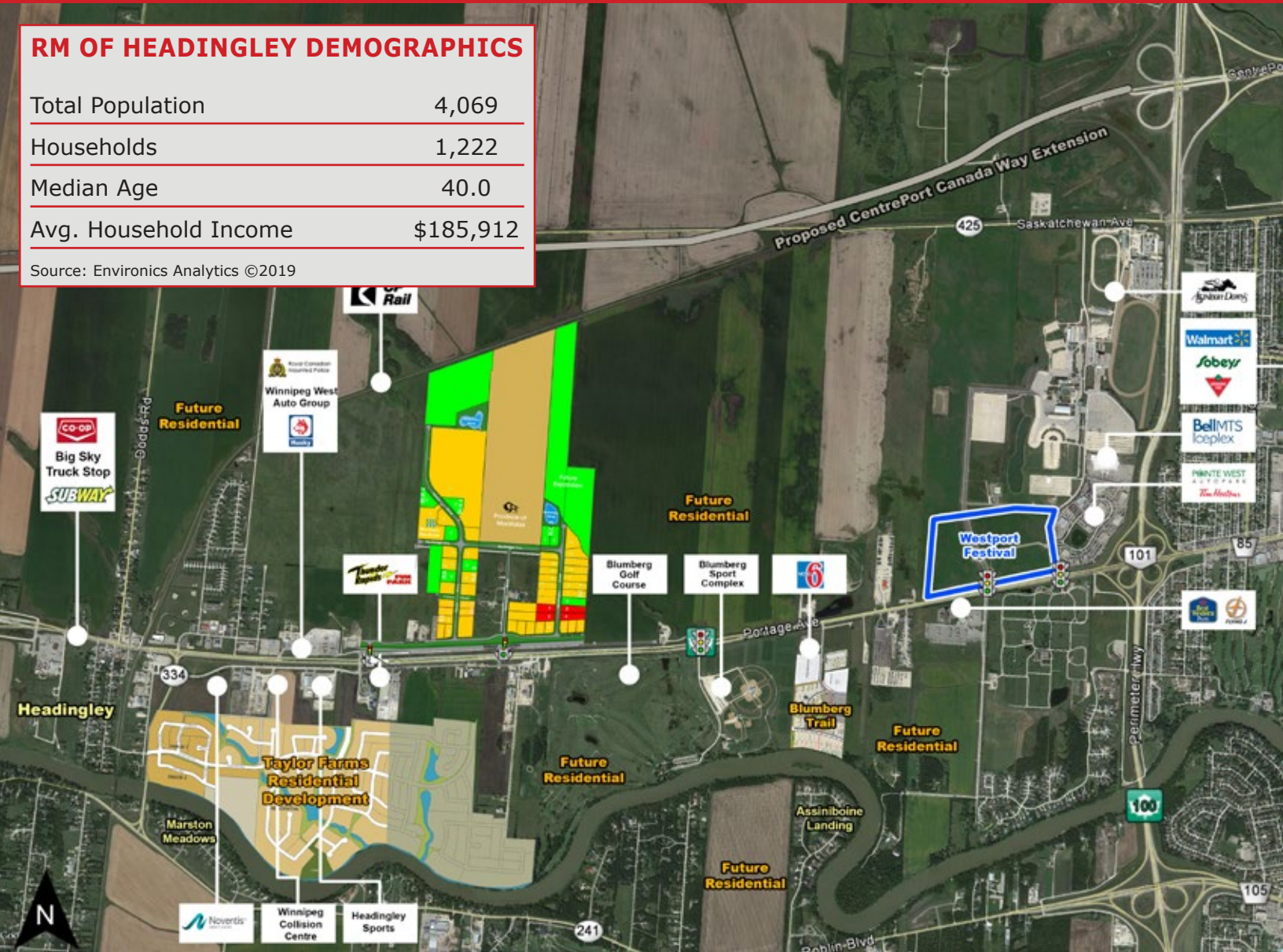
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RM OF HEADINGLEY DEMOGRAPHICS

Total Population	4,069
Households	1,222
Median Age	40.0
Avg. Household Income	\$185,912

Source: Environics Analytics ©2019



FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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