

FOR SALE

Industrial/Commercial Zoned Lots Available

Headingley Business Park, Headingley, Manitoba

ONLY 2 INDUSTRIAL LOTS REMAINING!



**GREAT
ACCESS**



**EXCELLENT
FRONTAGE**



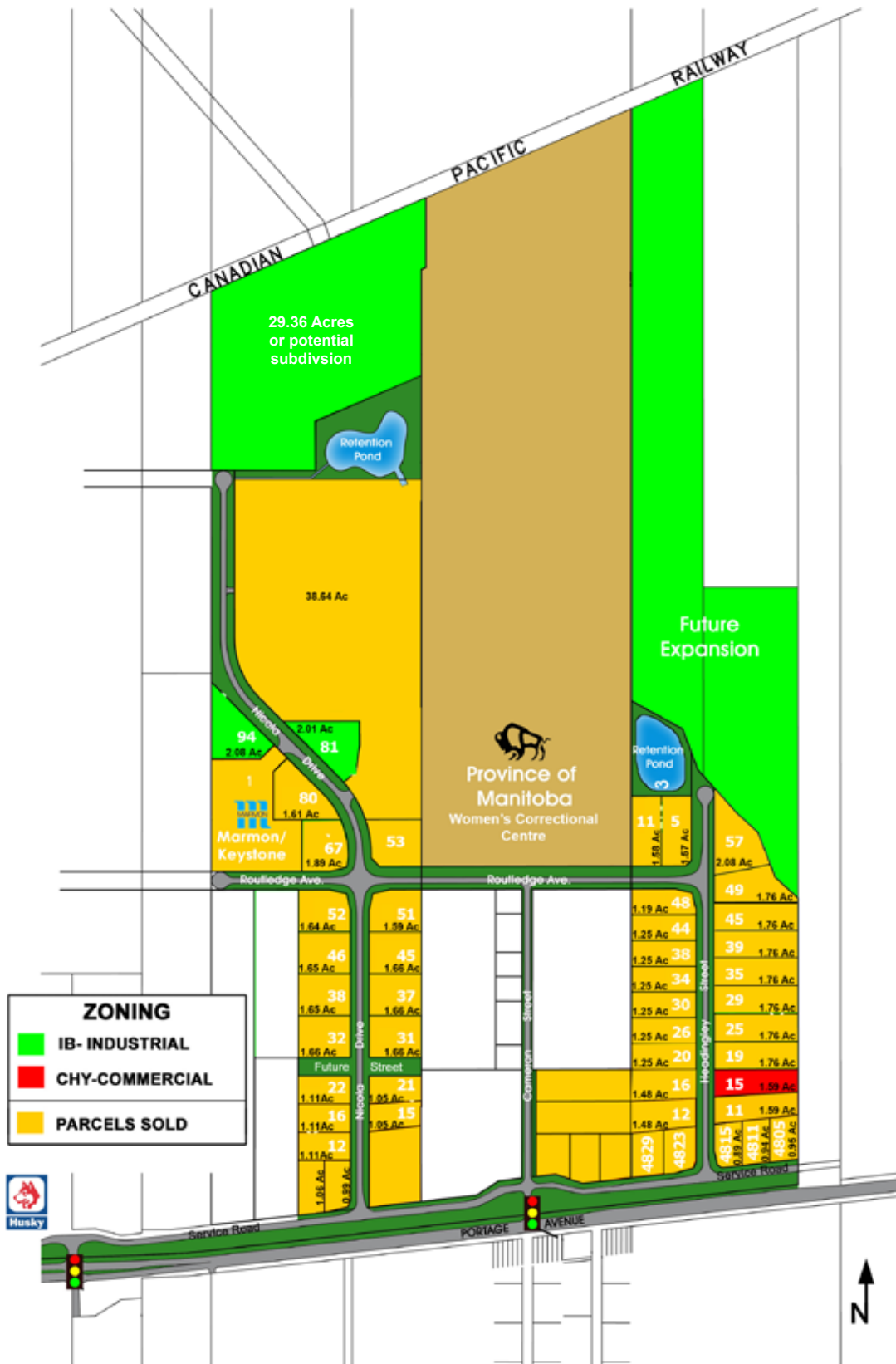
**SIGNAGE
OPPORTUNITIES**

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FOR SALE

Headingley Business Park, Headingley, Manitoba



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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Headingley Business Park, Headingley, Manitoba

AVAILABLE INDUSTRIAL ZONED LOTS

#	CIVIC ADDRESS	ROLL #	TITLE #	PLAN	BLK	LOT	FRONTAGE	ACRES	PRICE	ZONING
81	Nicola Dr.	0097867.000	2246696	44681	4	3	493.53	2.01	\$643,200	IB
94	Nicola Dr.	0097864.000	2246695	44681	3	6	509.22	2.08	\$665,600	IB
	Nicola Dr.							29.36		IB

AVAILABLE COMMERCIAL ZONED LOTS

#	CIVIC ADDRESS	ROLL #	TITLE #	PLAN	BLK	LOT	FRONTAGE	ACRES	PRICE	ZONING
15	Headingley St.	0103410.000	2269834	46896	1	5	157.37	1.59	\$560,000	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, Mammoth Equipment, Marmon Keystone, Province of Manitoba - Corrections, Canoak Flooring, Matix Lumber, Prairie Turf Equipment, Sovema, Thunder Rapids, Winnipeg Collision Centre, Access Credit Union, Four Season RV, Husky Truck Stop, Winnipeg West Auto, FFUN Motorsports, 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

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

Manitoba Highways, 2019

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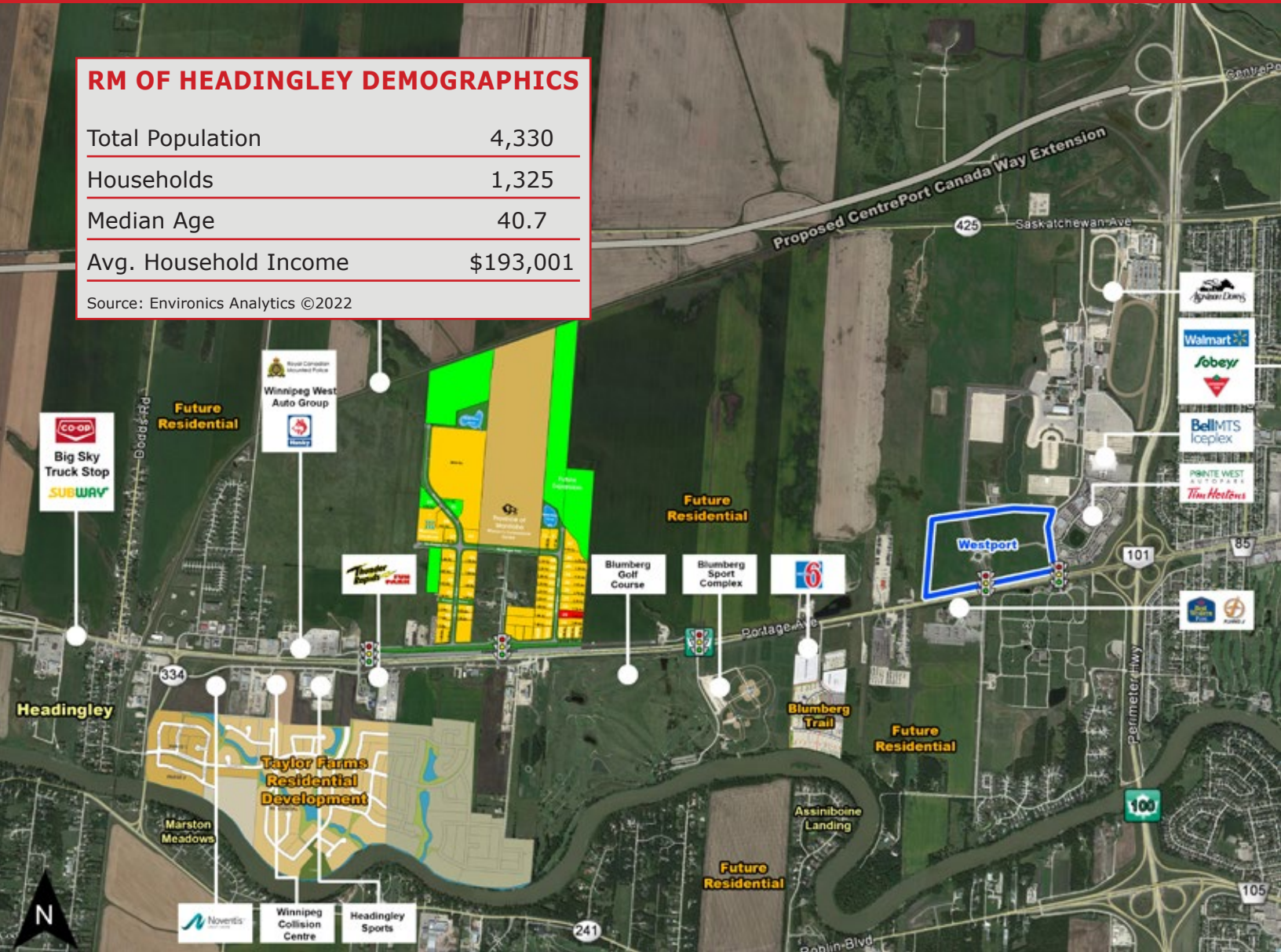
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RM OF HEADINGLEY DEMOGRAPHICS

Total Population	4,330
Households	1,325
Median Age	40.7
Avg. Household Income	\$193,001

Source: Environics Analytics ©2022



FOR MORE INFORMATION, PLEASE CONTACT:

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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

Succeeding by Helping Others Succeed



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

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