

FOR SALE

Commercial Land with Great Exposure on Portage Avenue

Portage Avenue & Cameron Street, Headingley, Manitoba



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FOR SALE

Portage Avenue & Cameron Street, Headingley, Manitoba

Conceptual Plan - Subject to Change
*Approximate Dimensions



Exclusively Marketed By: Ian Corbett
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Shindico

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PROPERTY SUMMARY

Address	Size*	Price	Frontage
4885 Portage Ave.	1.60 +/- Acres	SOLD	Portage Avenue (Hwy #1 West)
4915 Portage Ave.	1.60 +/- Acres	SOLD	Portage Avenue (Hwy #1 West)
4945 Portage Ave.	1.59 +/- Acres	SOLD	Portage Avenue (Hwy #1 West)
368 Cameron St.	2.01 +/- Acres	\$552,750	Cameron Street
388 Cameron St.	2.00 +/- Acres	\$550,000	Cameron Street

*Conceptual Subdivision Plan, Subject to Change

** Purchaser is responsible for confirming the accuracy of size and any other information herein during its due diligence

FEATURES

- **Services to Lot Line**
 - Municipal Sewer & Water
 - Hydro
 - Gas
 - MTS
- Zoning - CH Commercial Highway
- Prime location adjacent to Headingley Business Park.
- Situated at a controlled intersection with Portage Avenue at Cameron Street.
- Quick approval of building plans.
- No business tax.
- Low property taxes.
- Roads meet R-TAC standards.

TRAFFIC

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

(Manitoba Infrastructure Traffic Engineering Branch, 2015)

LOCATION

- Northwest corner of Portage Avenue and Cameron Street.
- Minutes west of Perimeter Highway.
- Businesses in the area: AMC Foam Technologies, Marmon Keystone, Province of Manitoba - Corrections, Canoak Flooring, New Generation Homes, Matix Lumber, Empire Furniture, Sovema, Thunder Rapids, Winnipeg Collision Centre, Starbuck Credit Union, Can Am RV, Husky Truck Stop, Winnipeg West Auto, Valard Construction and Headingley Sports Centre.

RM OF HEADINGLEY DEMOGRAPHICS

Total Population	4,201
Households	1,225
Median Age	39.8
Avg. Household Income	\$188,378

Source: Environics Analytics ©2020

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FOR MORE INFORMATION, PLEASE CONTACT:

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