

# PRE-SELLING

Industrial Serviced Lots Available

Rockall Road, Headingley, Manitoba

## INDUSTRIAL STRENGTH



**GREAT  
ACCESS**



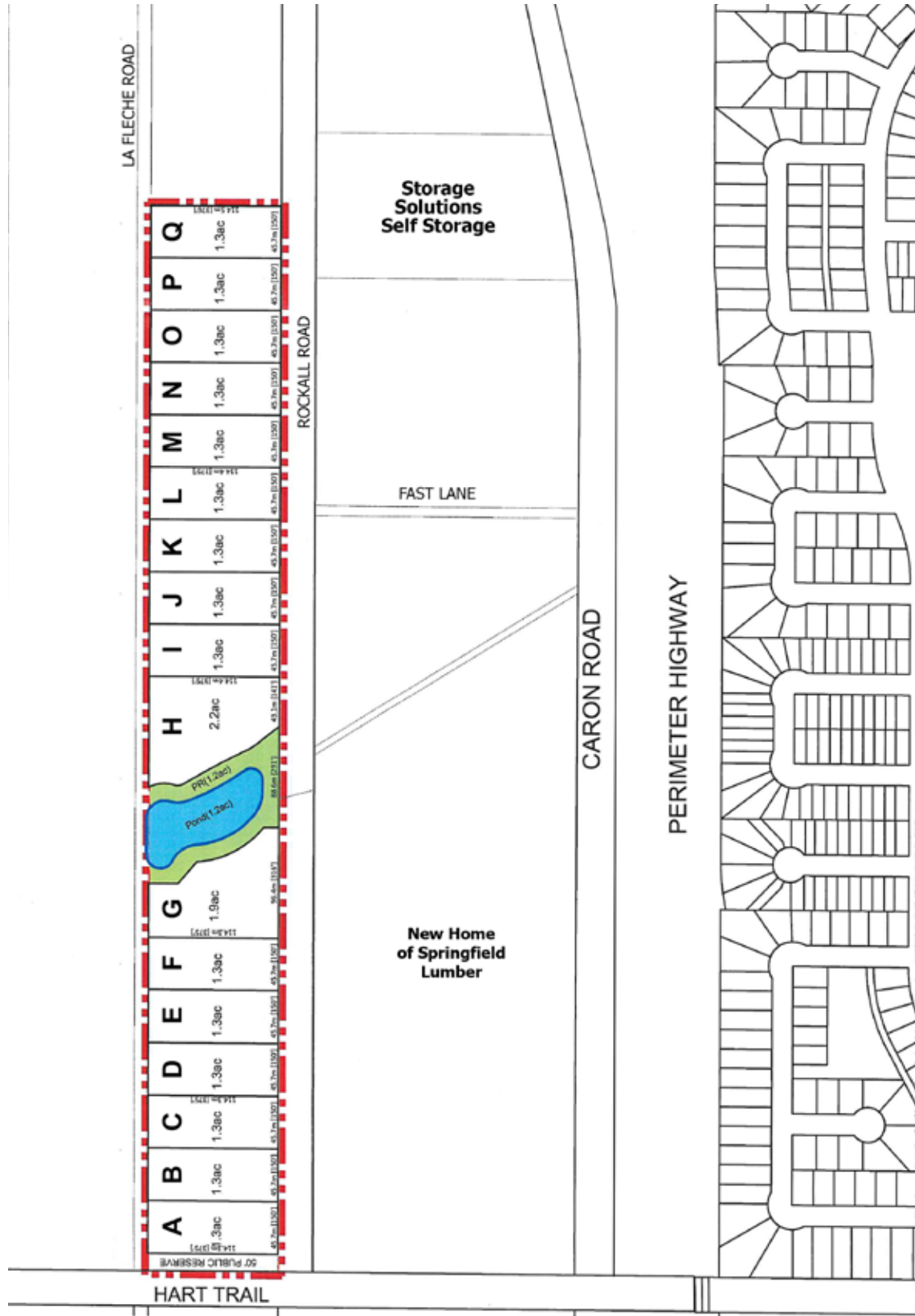
**EXCELLENT  
FRONTAGE**



**SIGNAGE  
OPPORTUNITIES**

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Exclusively Marketed By: Ian Corbett  
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## PROPERTY SUMMARY

- Lots A-F, I-Q:** - Each 1.3 +/- Acres  
- 150' x 375'
- Lot G:** - 1.9 +/- Acres  
- Irregular shape  
- 316' frontage  
- 375' deep
- Lot H:** - 2.2 +/- Acres  
- Irregular shape  
- 141' frontage  
- 375' deep

Sale Price Starting at \$199,000/Acre

Available Fall 2021

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

## POTENTIAL USES

- Warehouse
- Contractor
- Light Industrial
- Manufacturing
- Offices
- Religious Assembly

## FEATURES

- Excellent access to Perimeter Highway & Wilkes Avenue.
- Zoned IB - Industrial Business Zone.
- Services available - sewer & water at lot line, hydro, gas, MTS.
- Planned construction for Rockall Road in 2021.
- No business tax.
- Situated west of the Perimeter Highway and south of Roblin Boulevard.

## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	50,059	138,669
Households	19,997	54,953
Median Age	44.2	42.6
Avg. Household Income	\$127,946	\$125,445

Source: Environics Analytics ©2020



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# Shindico

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