

# FOR SALE

Industrial Serviced Lots Available

Rockall Road, Headingley, Manitoba

## INDUSTRIAL STRENGTH



**GREAT  
ACCESS**



**EXCELLENT  
FRONTAGE**



**SIGNAGE  
OPPORTUNITIES**

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## SITE PLAN



Exclusively Marketed By: Ian Corbett  
Direct: (204) 928-8231 - Cell: (204) 688-7653  
Email: icorbett@shindico.com

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## PROPERTY SUMMARY

**Lots 2-6 + 9-10:** - Each 1.29 +/- Acres\*  
**\$375,000 PER LOT** - 150' x 375'

**Lot 7:** - 1.87 +/- Acres\*  
**CONDITIONALLY SOLD** - Irregular shape  
- 316' frontage  
- 375' deep

**Lot 8:** - 2.08 +/- Acres\*  
**CONDITIONALLY SOLD** - Irregular shape  
- 141' frontage  
- 375' deep

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

Multi-Tenant Buildings limited to 3 units.

## POTENTIAL USES

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

## FEATURES

- Situated west of the Perimeter Highway and south of Roblin Boulevard.
- Excellent access to Perimeter Highway/Roblin Boulevard & future access to Wilkes Avenue.
- Zoned IB - Industrial Business Zone.
- Services available - sewer, water, hydro, gas, MTS. (Hydrants + Street Lights to be installed in 2022)
- Construction of Rockall Road underway. Asphalt to be installed in 2022
- No business tax.

## PROPERTY TAXES (NOT ASSESSED)

- Purchaser is responsible for local improvement charge by RM for Rockall Road + Wilkes Rail Access Improvement.
- Estimated cost \$735 per acre/per year/10 years or prepayment of \$6,111 per acre.

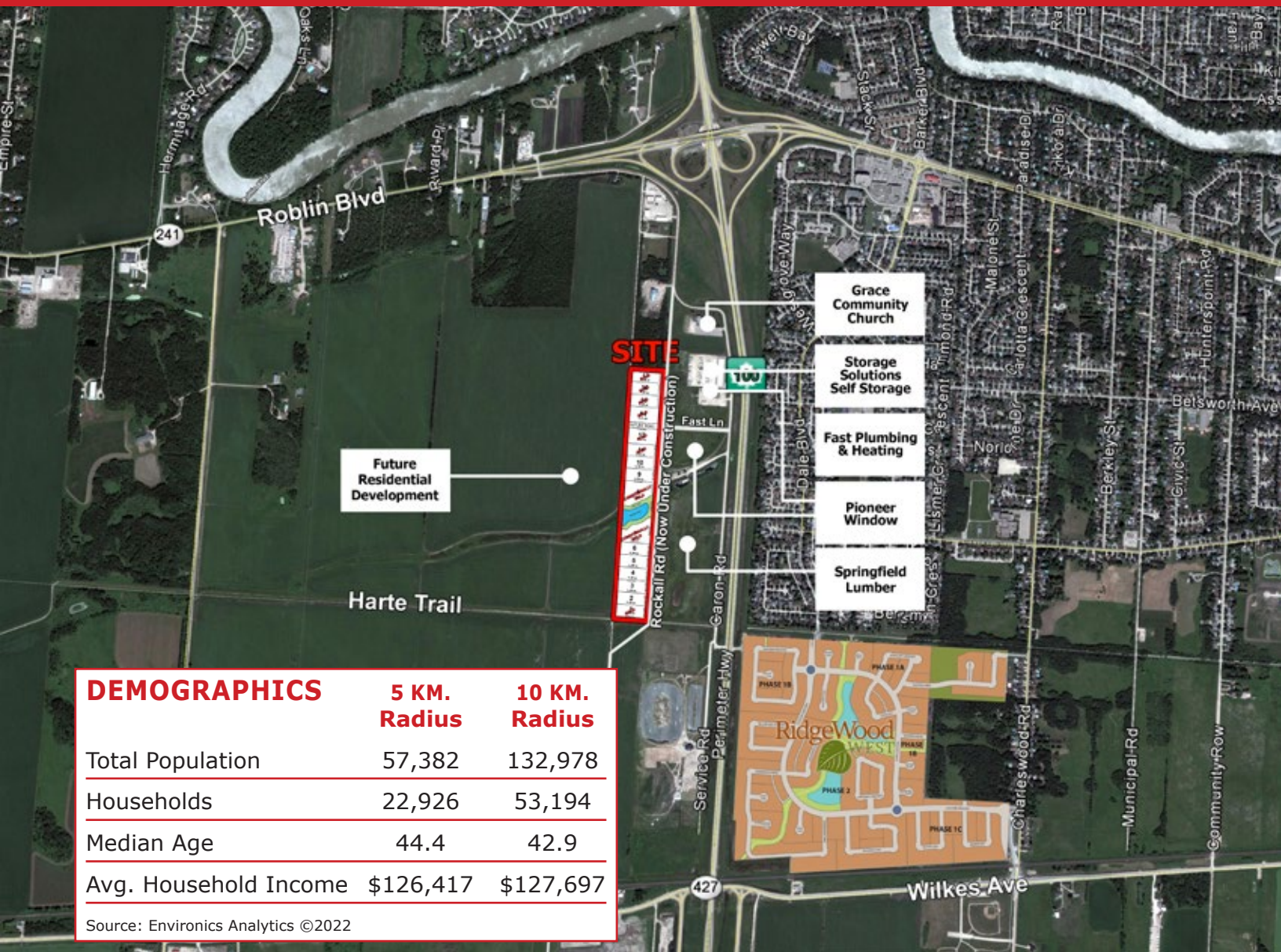


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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

*Succeeding by Helping Others Succeed*

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INTERNATIONAL



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

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