

Exclusive Industrial Investment Offering

52 Nicola Drive, Headingley, Manitoba



Headingley, Manitoba

On behalf of JWG Enterprises – Canada ULC

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The Offering

Avison Young Commercial Real Estate (Manitoba) Inc. ("Avison Young") is pleased to offer for sale 100% interest in 52 Nicola Drive, in Headingley, Manitoba on behalf of its client JWG Enterprises – Canada ULC (the "Vendor").

52 Nicola is a first-class, like-new fully leased industrial complex comprised of approximately 26,637 rentable square feet. It is well located on a large corner lot with excellent access, visibility, loading and exterior storage or expansion flexibility. With under 18% site coverage the Property offers plentiful customer and employee parking, expansive loading and future expansion lands.

The Property is currently 100% leased to a strong national tenant at rents approximately 30% under market leaving significant upside opportunity for a future investor to add value at lease maturity. The Offering is a quality asset with a triple net lease, where the tenant directly contracts for all maintenance and repair making this virtual care-free ownership.



Property Details

52

Nicola Drive, Headingley, Manitoba

Address	52 Nicola Drive
Legal	Parcel A Plan 62400 WLTO in RL 60 Parish of Headingley
Rentable Area	26,636.6 sf
Land Area	3.29 acres
Site Coverage	17.5%
# of Tenants	One
Lease Maturity	March 31, 2026
Options to Renew	3 x 5 years at market rates
Year Built	2018
Zoning	IB - Industrial Business
2023 City Assessment	\$2,808,800
2023 Property Taxes	\$48,239.18 (\$1.81 psf)
Offering Price	\$4,950,000 (\$186 psf)



52 Nicola Drive is a 26,636.6-sf single-tenant office/warehouse complex located in the RM of Headingley, MB, approximately three kilometers west of Winnipeg and less than one kilometer north of the TransCanada Hwy #1.

The Property was a purpose-built for the existing occupant and offers a multitude of flexible features including a clear span open warehouse, 22' clear ceiling heights, upper storage mezzanine level, expansive loading court and paved concrete loading apron.

Constructed in 2018, the Property is fully sprinklered and offers seven overhead doors with opportunity to add more if required. The exterior of the building is primarily finished with metal siding with decorative glazing at the front of the Property for the office portion.

The rectangular site is largely paved with sufficient customer and employee parking at the north side of the Property and abundant loading area for 53' semi-trailer access. While the building presents with a Nicola address, the primary access point is to the north on Routledge Avenue.

Signage is available on fascia band across the front of the building as well as on posted signage both located at the main lot entrance as well as the southeast corner of the land.

The existing occupant has operated in the building since its construction in 2018 and as of July 1, 2024, will have 21 months left on its initial lease term which offers tremendous potential upside on its maturity, given the below market rents discussed herein.



Property Highlights



Strong International Tenant

Founded in the 1980's
Voidform.com has 5 other
US-based locations



Triple Net Lease

Tenant responsible for all
maintenance, repair and
replacement (other than structure)



Like-New Property

Quality construction
and clean, quiet use



Simplicity

Carefree ownership with
Tenant self-maintaining
the Property



Location

Situated just off Hwy
#1, provides superior
access in and out



Site Coverage

17.5% land coverage
offers compound /
expansion options



Flexible Construction

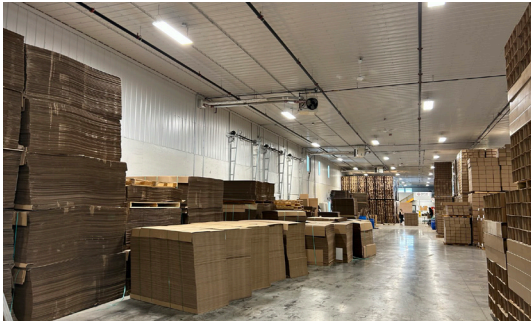
Clear span layout
allows for maximum
building utilization



Value-Add

With rents 30% under
market, future value
enhancement is assured

Property Photos





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Call us for more information

52 Nicola Drive

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