



Unit 1 - 224 Rockall Road, Headingley, Manitoba

Fully Leased Flex Office/R&D Property in Rockall Park

For Sale



Property Details

Main Floor: +/- 998 sq. ft.
Mezzanine: +/- 416 sq. ft.
Total: +/- 1,414 sq. ft.

UNIT SIZE

\$400,000

SALE PRICE

\$2,311.13

2024 PROPERTY TAXES

\$24,038

2024 NET OPERATING INCOME

6.0%

CAP RATE

IB - Industrial Business Zone

ZONING

Features

- Newly constructed flex-industrial condo development
- Tenant in place for 3 years
- Main floor includes 2 private offices, printer/mail room with reception and open warehouse/showroom space
- Mezzanine features staffroom with kitchenette and boardroom overlooking the warehouse/showroom
- 18-foot clear ceiling height and 14' x 14' grade-level overhead door for easy loading access
- Secure, fully paved and fenced site with parking in front of unit
- Ideally situated just off Roblin Boulevard, with seamless access to the Perimeter Highway
- Located in the RM of Headingley with no City of Winnipeg business taxes



Highlights



Located in the
RM OF HEADINGLEY



Excellent Access
TO MAJOR TRANSPORTATION
ROUTES



Ideally Suited For
LIGHT INDUSTRIAL OR
SMALL BUSINESS USES



Fully Fenced
COMPOUND

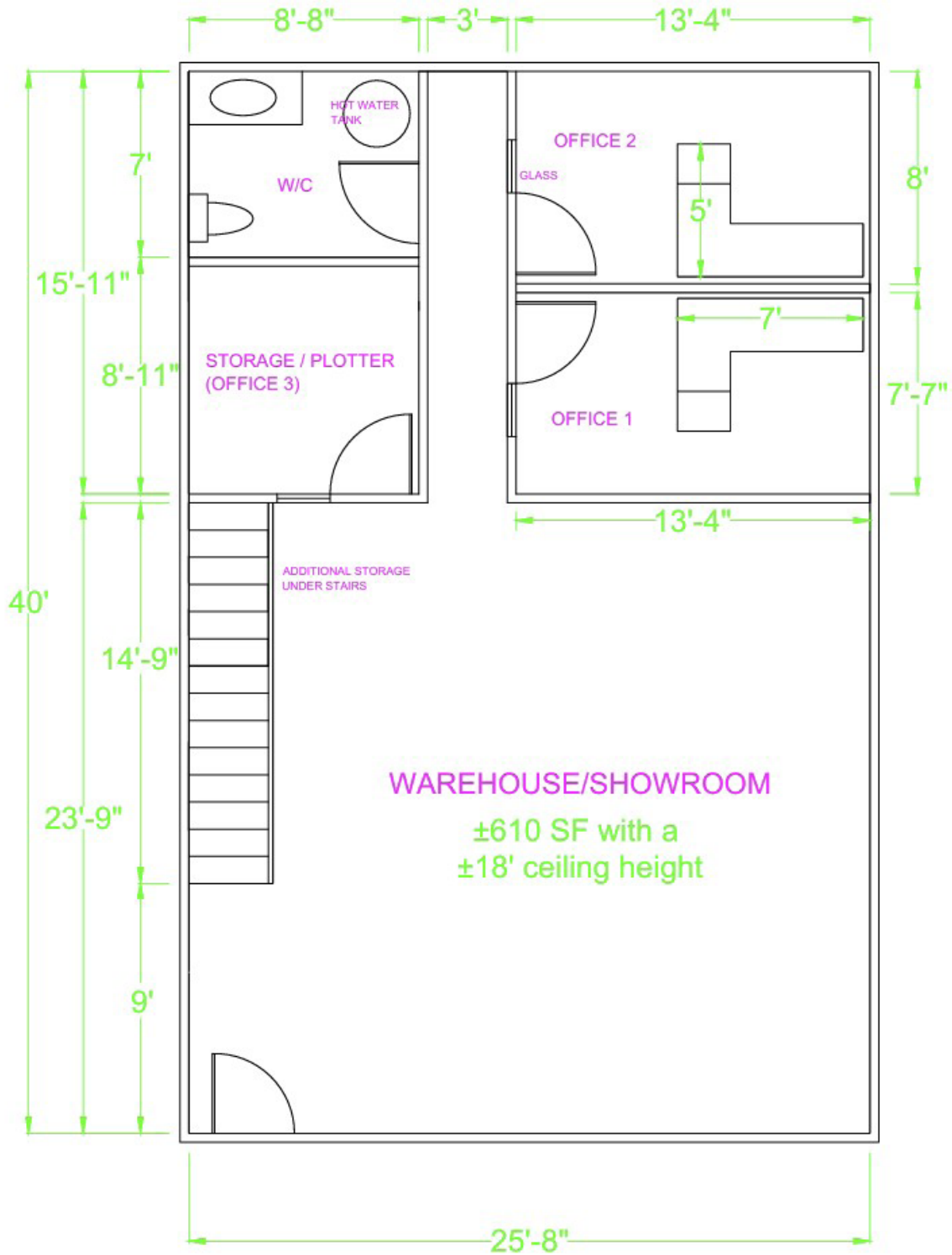
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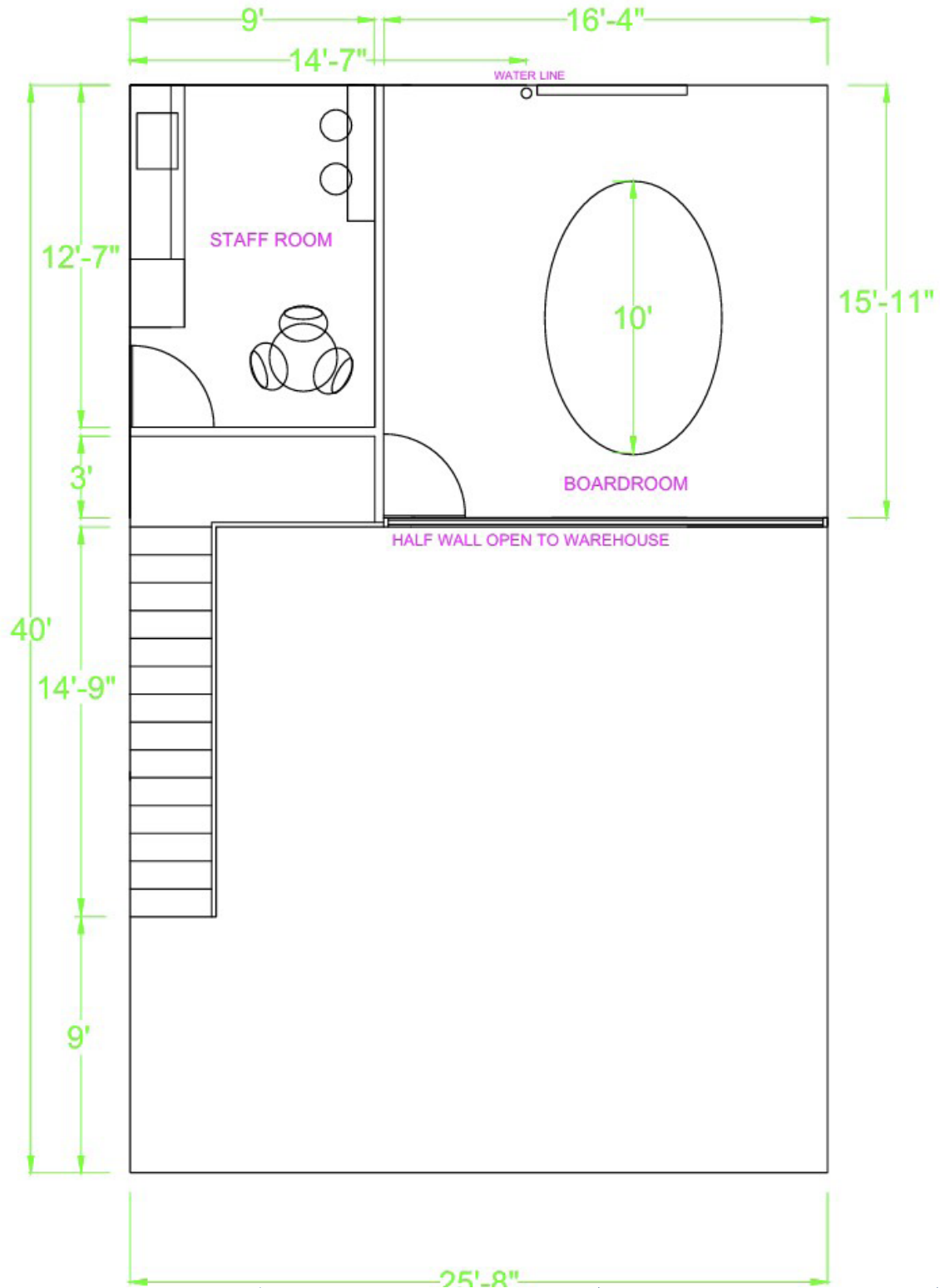
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Main Floor Plan



Mezzanine Plan





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