



Unit 20 - 224 Rockall Road, Headingley, Manitoba

Fully Finished Industrial Condo

For Sale



Property Details

Main Floor: +/- 998 sq. ft.

Mezzanine: +/- 416 sq. ft.

Total: +/- 1,414 sq. ft.

UNIT SIZE

\$375,000

SALE PRICE

\$2,311.13

2024 PROPERTY TAXES

\$219.77 per month

COMMON ELEMENT & RESERVE FUND

IB - Industrial Business Zone

ZONING

Features

- Newly constructed flex-industrial condo development
- Features a finished mezzanine with open office space and kitchenette
- Main floor includes a clean warehouse area and private washroom
- 18-foot clear ceiling height and 14' x 14' grade-level overhead door for easy loading access
- Secure, fully paved and fenced site
- 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

For Sale



Unit 20 - 224 Rockall Road, Headingley, Manitoba
[iciproperties.com](https://www.iciproperties.com)





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