

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

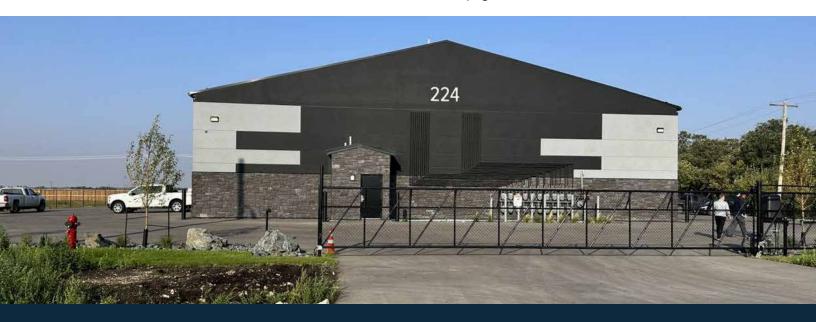
common element δ reserve fund

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

LIGHT INDUSTRIAL OR
SMALL BUSINESS USES

Ideally Suited For

Fully Fenced



▼ ICI PROPERTIES











Connect with us today!

iciproperties.com

Jane Arnot

VICE PRESIDENT

jarnot@iciproperties.com 204-471-1248

DISCLAIMER Information herein has been obtained from sources deemed reliable; however, neither the Vendor/Landlord nor ICI Properties guarantees, warrants, or represents, expressly or impliedly, its completeness or accuracy. Projections, opinions, assumptions, or estimates, if any, are provided as examples only and may differ materially from actual results. Purchasers and tenants are responsible for conducting their own due diligence. The property may be withdrawn without notice. Neither the Vendor/Landlord nor ICI Properties assumes liability for any loss or damage arising from reliance on this information. If the recipient has executed a confidentiality agreement related to this matter, such information is subject to its terms. ©2025 ICI Properties. All rights reserved.

