



Unit 20 - 224 Rockall Road, Headingley, Manitoba

Industrial Condo Unit 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

IB - Industrial Business Zone

ZONING

July 1, 2026

AVAILABLE DATE

Features

- Vacant possession
- Newly constructed flex-industrial condo development
- Parking in front of unit plus one assigned spot suitable for trailer or other vehicles
- Unit is finished with mezzanine, open office and kitchenette
- Main floor features warehouse and washroom
- 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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LEGEND

- 1. The Gates on Roblin
- 2. SS Auto Sales
- 3. Carbour Tools Inc.
- 4. Grace Community Church
- 5. Self Storage
- 6. Aqua Pleasure Pools
- 7. Hart Roofing & Renovations
- 8. Wareham & Crown Electric
- 9. Seaco Marine Inc.
- 10. BTB Trailer Rentals
- 11. Pioneer Window & Door
- 12. Pro-West Refrigeration
- 13. Springhill Lumber Wholesale
- 14. Truss Fab
- 15. Shoppers Drug Mart
- 16. No Frills
- 17. Dollarama
- 18. Shell
- 19. TD Canada Trust

Connect with us today!

iciproperties.com

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