



HEADINGLEY CONDOS

HEADINGLEY, MANITOBA

COMMERCIAL CONDOS FOR SALE

PROPERTY DETAILS

BUILDING AREA: 2,000 - 2,100 SF

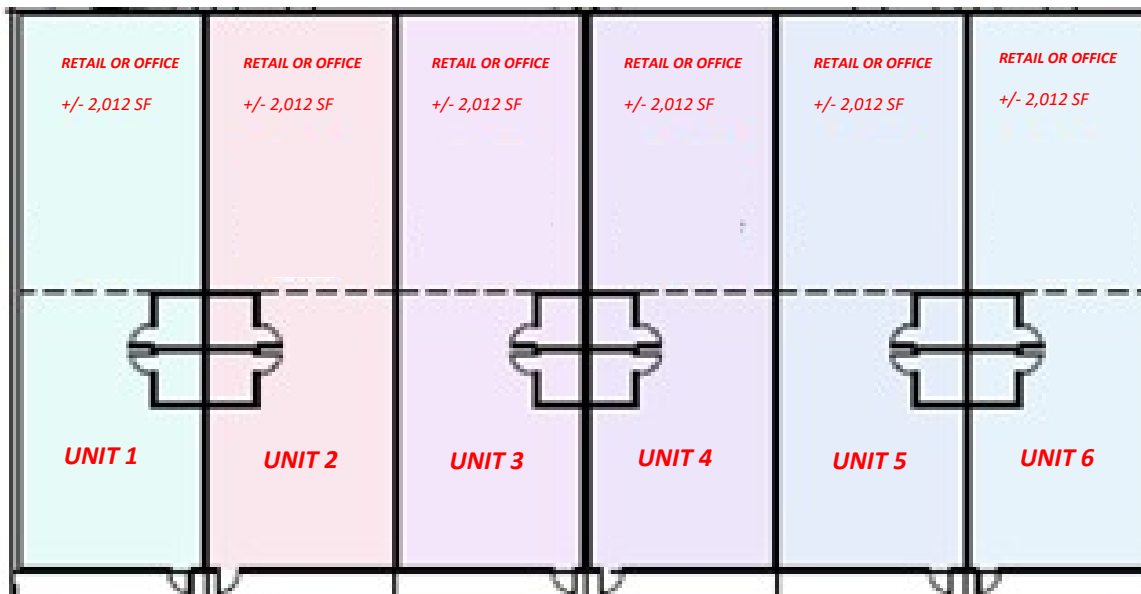
LOT AREA: 3 ACRES

PROPERTY TAXES: TBD

ZONING: CH - COMMERCIAL HIGHWAY

ASKING PRICE: \$250.00 PSF PLUS APPLICABLE TAXES FOR DEMISED SHELL

PHASE 1



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PROPERTY FACT SHEET



Headingley Commercial Condominiums Fact and Information Sheet

BUILDING SPECS:

- ◆ 2,000-2,100 Square Feet
- ◆ Wood Frame Construction
- ◆ 12' - 18' foot ceilings
- ◆ 12' Overhead Doors
- ◆ Brick/Siding/Acrylic Stucco Front Finish
- ◆ Interior Taped and Primed (Walls Only)
- ◆ Energy Efficient Lighting and Commercial Grade Ceiling Fans
- ◆ 2 Washrooms
- ◆ Long Life Metal Windows and Doors
- ◆ Unit Holders will be able to locate all drains and/or washrooms per purchasers discretion

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PROPERTY FACT SHEET**ADDITIONAL AMENITIES:**

- ◆ Fully Paved Front Parking (2 rows)
- ◆ Fully Paved Side Drive
- ◆ Paved 20 foot Rear Laneway
- ◆ Paved Entrances
- ◆ Driveway Street Lighting and Rear Yard Lighting
- ◆ Approx. 27'x25' Rear Yard Storage
- ◆ Security Gates at Side Entry and Exit
- ◆ Pre-wiring for Front and Rear Security Cameras
- ◆ Landscaped Yard
- ◆ East and West Access to Portage Ave at Light Controlled Intersections

UNIT HOLDER INCLUSIONS:

- ◆ Full Insurance on Structure and General Policy (Unit Holders responsible for contents)
- ◆ Sewage Pump Outs (twice yearly on 2 tanks for estimate purposes)
- ◆ Yard Lighting
- ◆ Monthly Projected Condo Costs- *\$385
- ◆ Included a .50 per foot yearly reserve contribution that is subject to reserve fund study

UNIT HOLDER RESPONSIBILITIES:

- ◆ All owners must agree and abide by the rules set forth in the Governing By-Laws
- ◆ All owners will have a timed front and rear yard light on their unit
- ◆ Once the units are 50% occupied, the unit holders are responsible for election and maintenance of the Condo Board
- ◆ All Unit Owners must abide by any/all Municipal rules in terms of use

PROPERTY SHELL SPECIFICATIONS

The Developer, at its sole cost and expense, shall supply and install in the Premises prior to delivery of possession thereof to the Purchaser/Tenant, in conformity with applicable codes, laws, by-laws, and regulations in force of all authorities having jurisdiction:

FLOOR

Compacted ground via sheep's tooth roller with 6" compacted gravel. Moisture barrier, rebar and concrete placed smooth with saw cuts as required to engineer's design spec.

WALLS

Insulated drywall demising walls taped and sanded to the underside of the rook deck with perimeter drywall walls to be insulated to R32, taped and sanded; ceiling insulated to R40.

HEATING, VENTILATING AND AIR-CONDITIONING

HVAC shall be supplied by the rooftop unit brought to a central location in the Premises with supply and return ducting with capability for 1 ton of cooling for every 400 s.f. of rentable area. Notwithstanding the above noted, the HVAC system shall be designed to accommodate a lighting load of three (3) watts per square foot (70 foot candles) of the area of the Premises, to provide an continuous internal ambient temperature of 22. °C between +30 °C and -30 °C outside temperatures. Distribution to be completed by Purchaser/Tenant.

ELECTRICAL

Each 2,000 square foot bay shall contain two hundred (200) amp-electrical service, with the electrical panel located within the Premises at the rear. The electrical will be designed to maintain a lighting load for the Premises, of approximately three (3) watts per square foot (70 foot candles) of the area of the Premises, with a service voltage of 120/208 volts. Distribution to be completed by Purchaser/Tenant. Exterior lighting will be supplied front, rear and sides on timed devices.

UTILITIES

Utilities will be brought to the Premises, including hydro, natural gas and water, with individual metering for each unit. Wastewater disposal will be on the Municipal low gravity sewer with the secondary chamber pump out costs to be shared by the combined units within the condo fees.

TELEPHONE

An empty conduit installed at the rear of the Premises for basic/primary telephone and internet service.

WASHROOMS

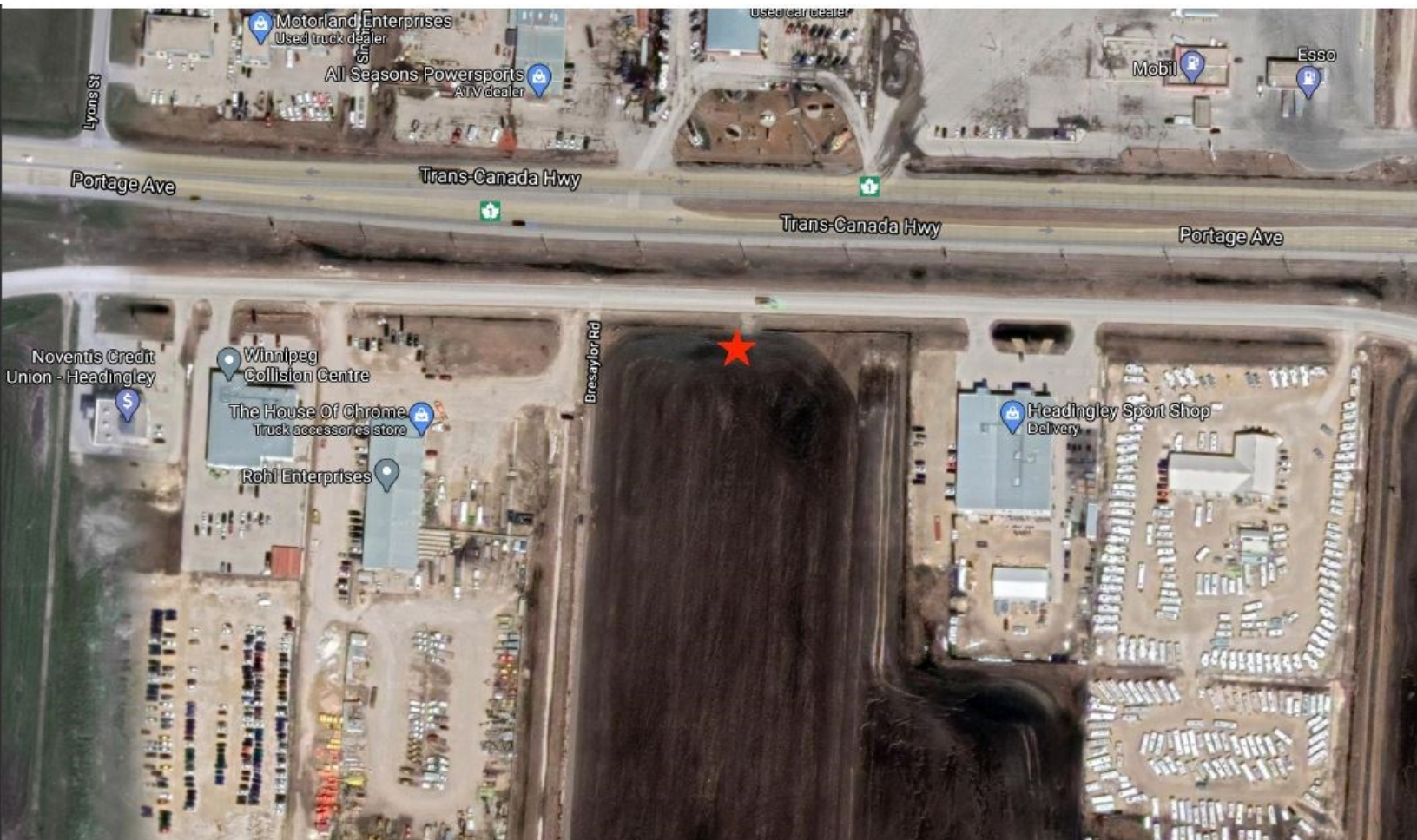
A rough-in stub for septic connection will be provided in each unit as well as the ability to connect to water from the ceiling. Each owner can request a plumbing design to meet their requirements before concrete installation. Owner must provide final approval of layout once completed as requested.

PARKING

The developer shall construct asphalt parking areas complete with painted lines and in keeping with the site drawing provided. There will be additional asphalt areas in the rear for parking and/or waste disposal bins. Any waste disposal shall be at the cost of the unit owner.

PROPERTY LOCATION

Located on the Southeast corner of Bresaylor Road and Transcanada Highway



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