

UNDER CONSTRUCTION



1229
HALL ROAD

RM OF HEADINGLEY, MANITOBA

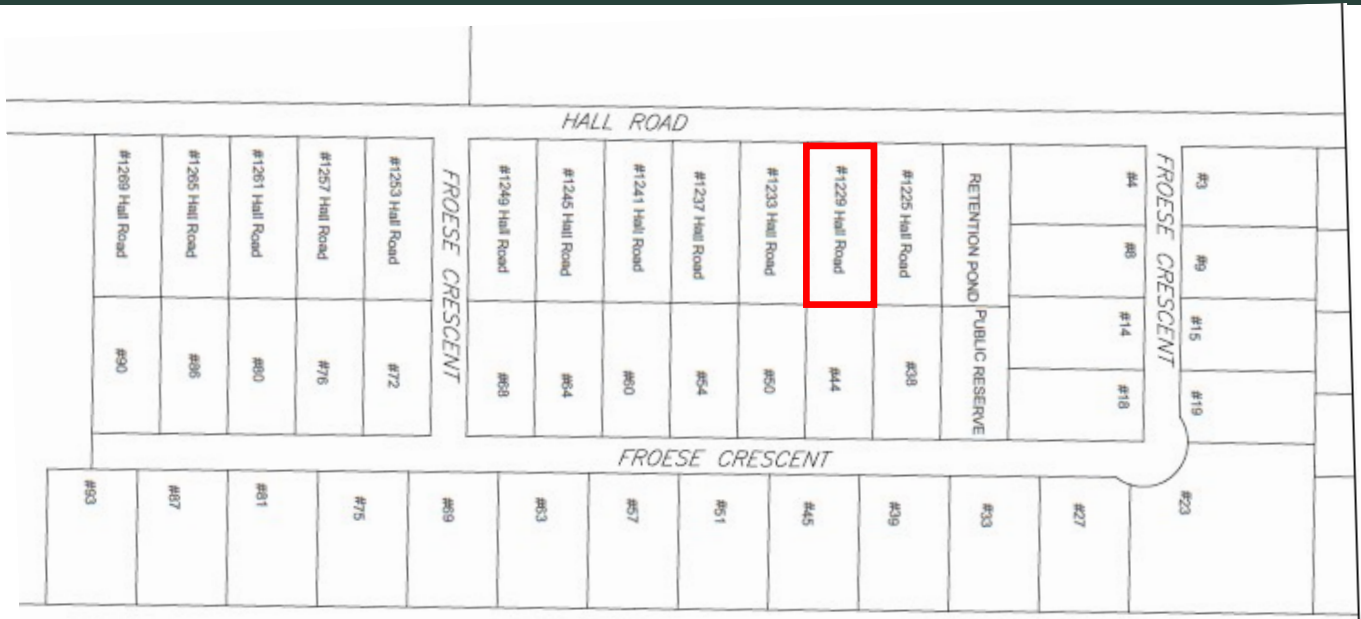
INDUSTRIAL FOR SALE - OFFICE & SHOP

PROPERTY FEATURES

UNDER CONSTRUCTION

- Approximately 9,900 SF total with 1,500 SF being second floor for future development
- Main Floor: Total of 8,400 SF (6,900 SF of shop space, 1,500 SF of office space)
- 600 V power, MTS, water and septic - Services run to Phase I (with connection fees from RM of Headingley)
- (3) 16' overhead doors
- Thickened edge concrete slab
- Low property taxes
- Hall Road is constructed to permit heavy truck and machinery traffic
- No City of Winnipeg business tax
- Many businesses already under construction
- 1 mile from perimeter highway
- Easy access to all parts of town
- Natural gas now available

PROPERTY LOCATION Located on Hall Road in the RM of Headingley



ASKING PRICE: \$2,100,000.00 PLUS APPLICABLE TAXES

PROPERTY DETAILS

BUILDING AREA: +/- 9,900 SF
PROPERTY TAXES: TBD

LOT AREA: 1.24 ACRES
ZONING: IG - INDUSTRIAL GENERAL

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Mark
Thiessen
COMMERCIAL REALTOR®

PROPERTY IMAGES



RE/MAX
PROFESSIONALS

MARK THIESSEN

Bentley Mark Thiessen Personal Real Estate Corporation
(204) 794-5700
MARK@MARKTHIESSEN.CA

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PROPERTY IMAGES



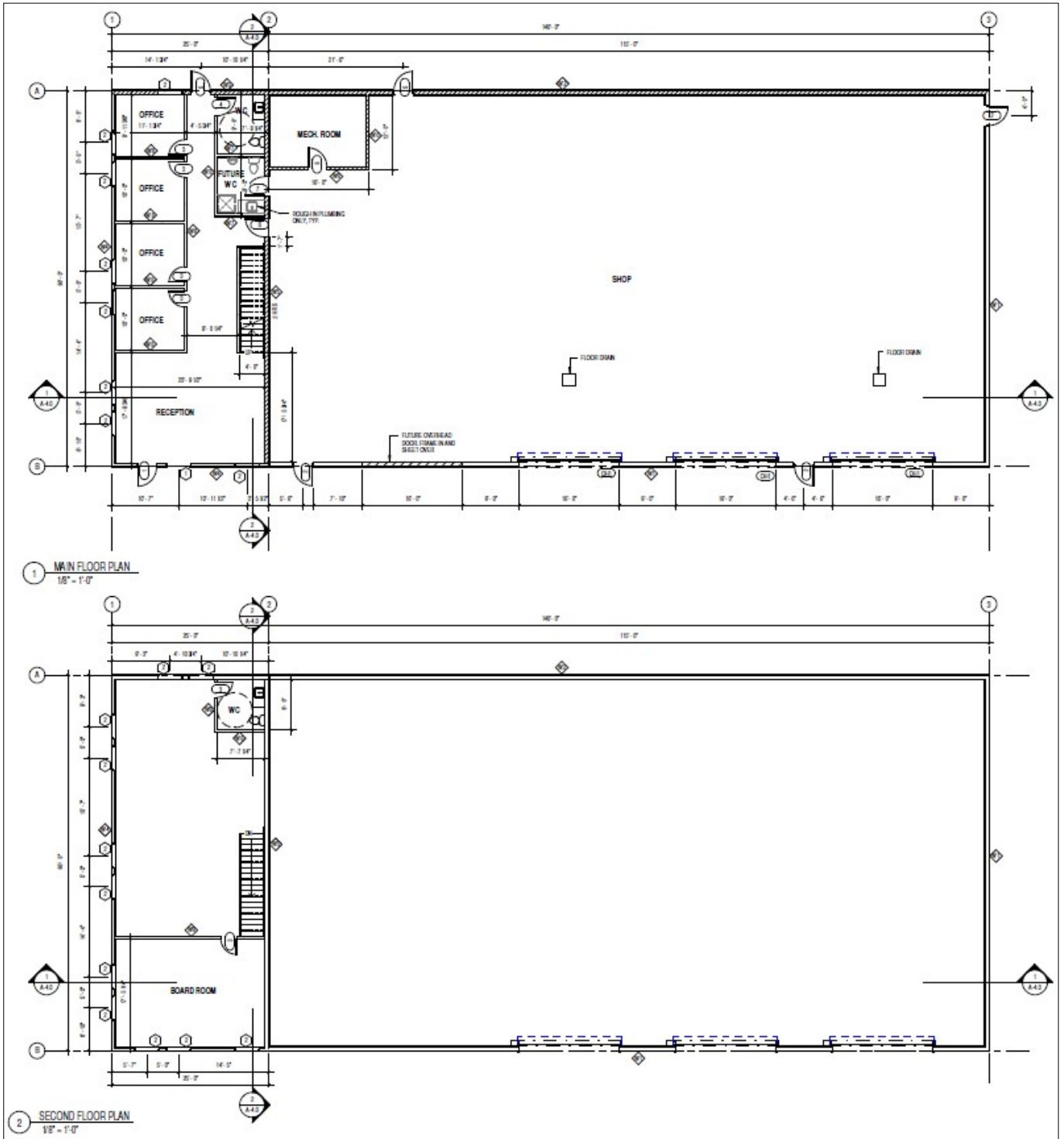
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PROPERTY FLOOR PLANS



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