

TO BE BUILT



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FROESE CRESCENT

RM OF HEADINGLEY, MANITOBA

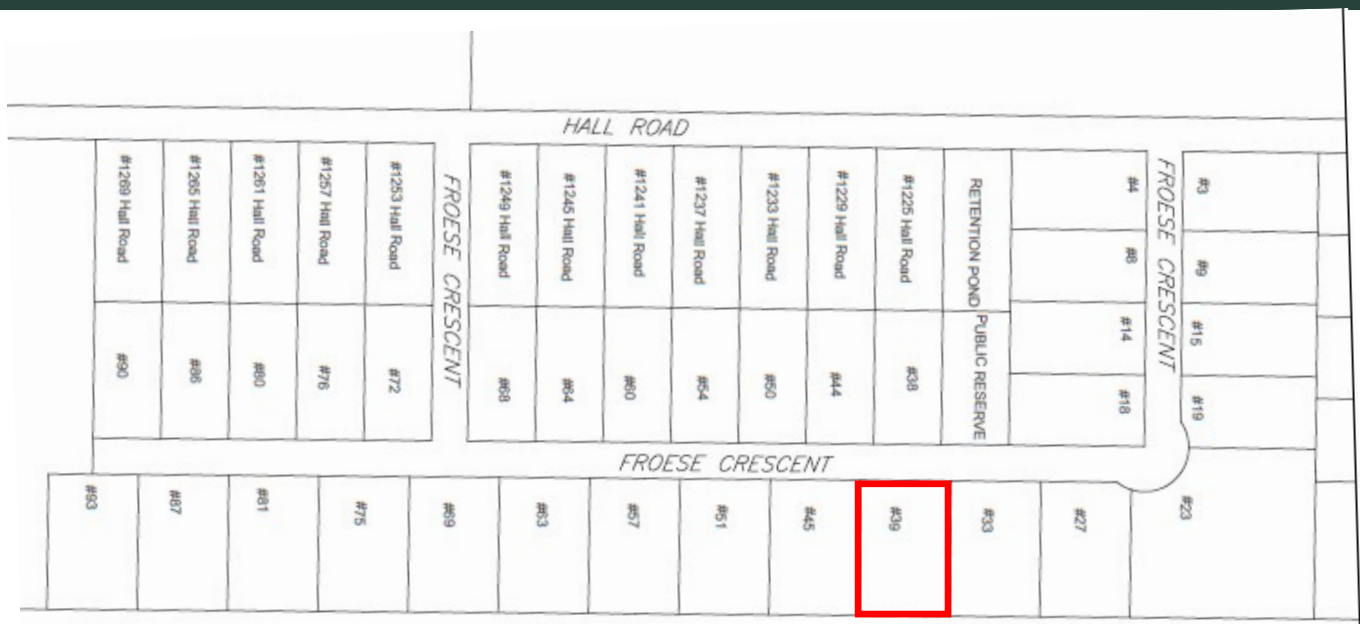
INDUSTRIAL FOR SALE - OFFICE & SHOP

PROPERTY FEATURES

TO BE BUILT

- Approximately 9,600 SF total with 1,200 SF being second floor office area
- Main Floor: Total of 8,400 SF (7,200 SF of shop space, 1,200 SF of office space)
- Building could also be customized including size
- 600 V power, MTS, water and septic - Services run to Phase I (with connection fees from RM of Headingley)
- 14' 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: \$2,150,000.00 PLUS APPLICABLE TAXES

PROPERTY DETAILS

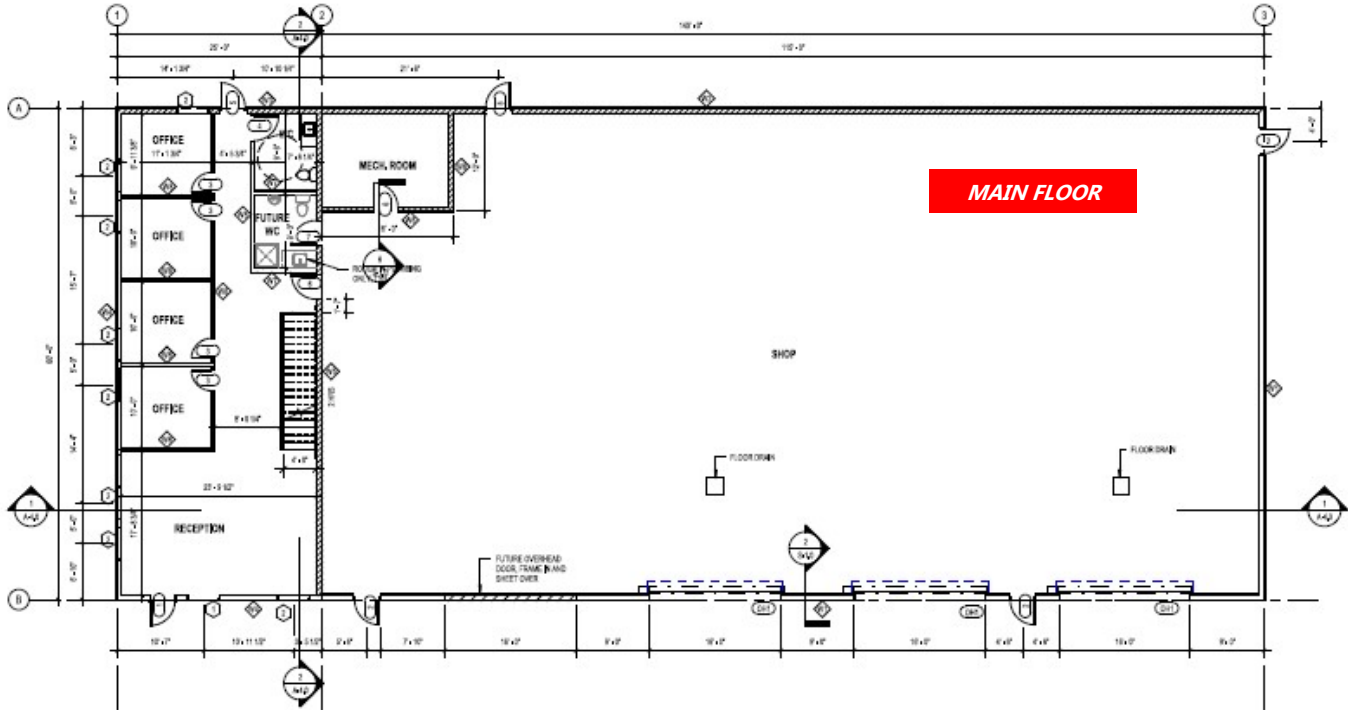
BUILDING AREA: +/- 9,600 SF

PROPERTY TAXES: TBD

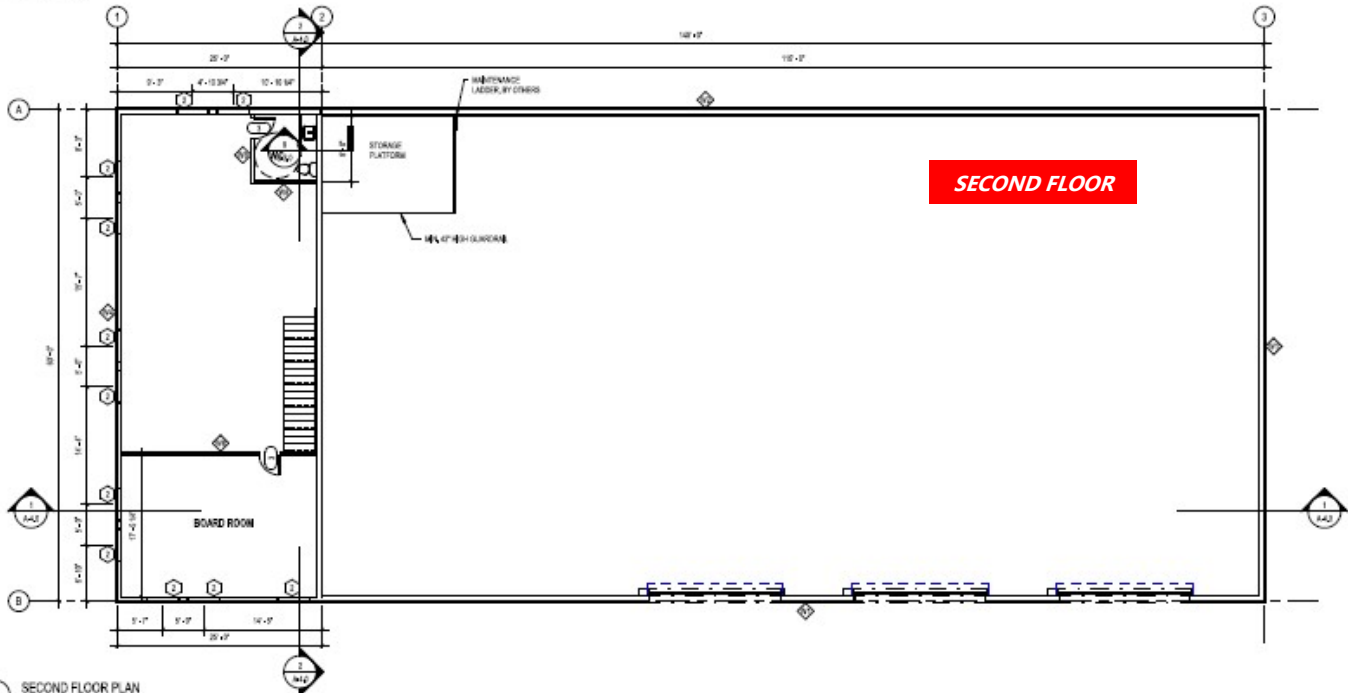
LOT AREA: 1.38 ACRES

ZONING: IG - INDUSTRIAL GENERAL

PROPERTY FLOOR PLANS



1 MAIN FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"

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