



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

FOR SALE

224 ROCKALL ROAD UNIT 9

Commercial Condo

Stop paying rent and
start building equity
at Rockall Park.

Ryan Munt
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Excellent access to the Perimeter Highway and Roblin Blvd with future access from Wilkes Ave



BDC is available to support small business owners

- Commercial mortgages for owner occupied properties up to 100% of purchase price
- 25 year amortization available & up to 24 months interest only
- 5, 10, 15 and 25 year fixed rates available

Sale Price: \$395,000.00

PROPERTY HIGHLIGHTS

- New State-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard
- Turnkey unit ready for occupancy featuring a spacious mezzanine, kitchenette and a bathroom
- One 14' x 14' grade door with automatic opener
- (+/-) 18' clear ceiling height
- Paced, fenced and secured site
- Ideal for small business or hobbyist users
- No City of Winnipeg business taxes
- Zoned IB - Industrial Business Zone

Main floor: 988 sf

Mezannine: 356 sf

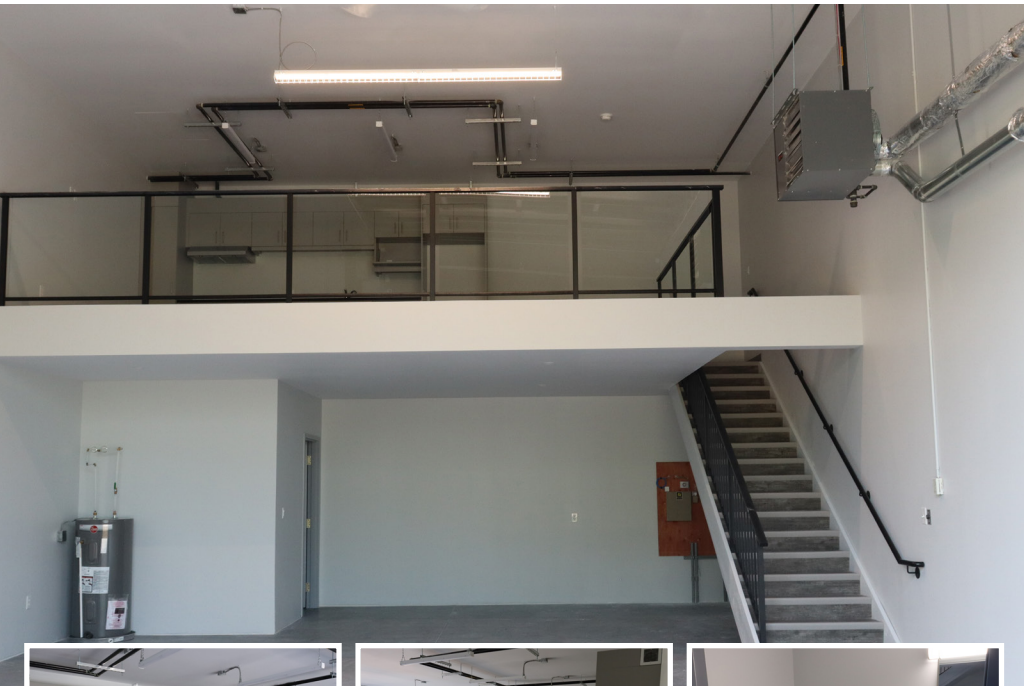
Total: 1,344 sf

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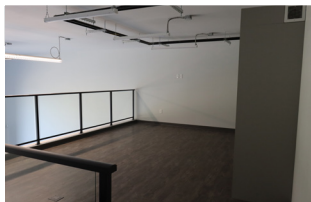


SMALL BUSINESS

Ideal space for small business, light industrial, contractors or showroom space

HOBBYIST

Ideal space for hobbyist users looking to store vehicles, boats, motorcycles, seadoos, snowmobiles etc.



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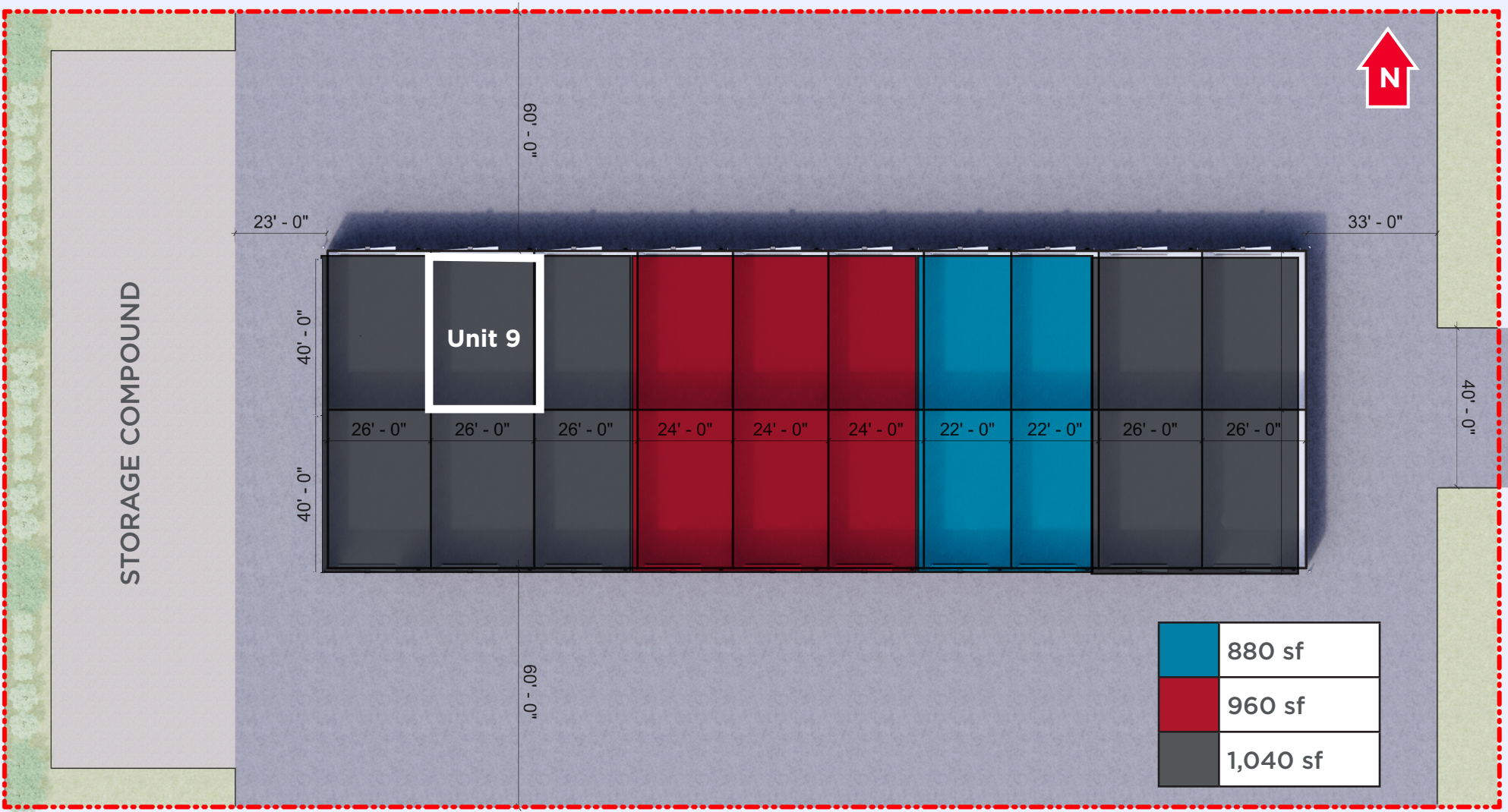
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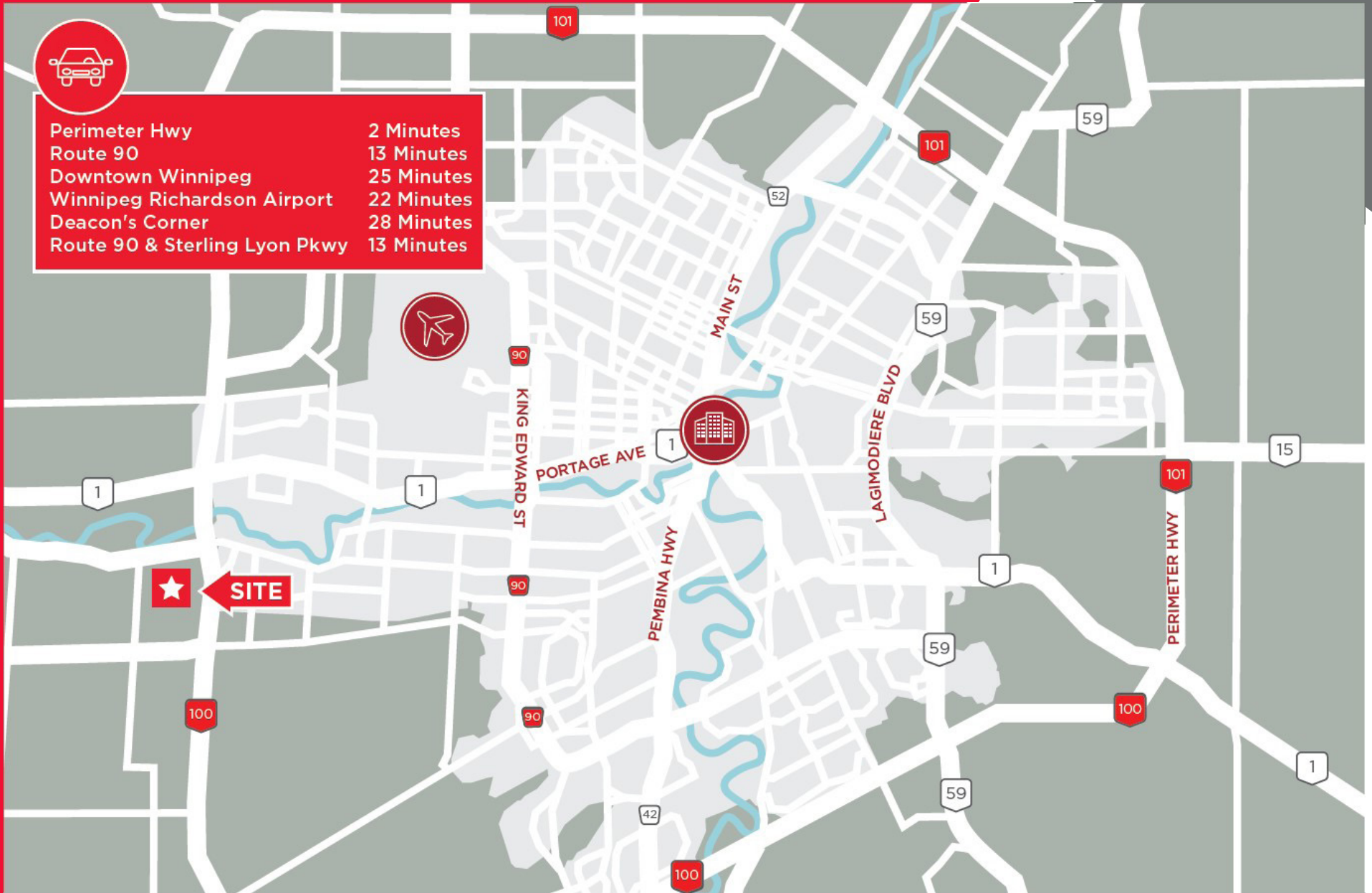
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BENEFITS OF OWNERSHIP



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<p>Growing Equity By investing in real estate, you will be able to create equity.</p>	OWN	LEASE	<p>No Value Generated While renting, you cannot create equity through property, thus no long term economic benefits are attained.</p>
<p>Rental Hikes No concern of rental hikes.</p>	OWN	LEASE	<p>Rental Hikes Rental hikes are beyond your control and left to the Landlord and market to decide.</p>
<p>Management Fees Decided by the condo board which you can elect to be a part and participate in annual meetings.</p>	OWN	LEASE	<p>Management Fees Controlled by the Landlord/Management company, beyond your control.</p>
<p>Upgrades Add Value Improvements completed will increase the value of your investment, thus increasing the equity value.</p>	OWN	LEASE	<p>Improving Space Adds Cost Improvements become part of the space resulting in possible rent increase.</p>
<p>Long Term Benefits Property becomes an investment under your control, giving you an option to sell with or without your business for rent to a user for additional income.</p>	OWN	LEASE	<p>No Value Carried Forward No economic benefits will be carried forward once the lease ends and you no longer occupy the unit.</p>

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