

COMMERCIAL CONDOS FOR SALE IN HEADINGLEY, MB

# ROCKALL PARK PHASE II

UNITS STARTING AT \$340,000



***ESTIMATED COMPLETION DATE OF APRIL 2026***

**mmi** asset management

**CUSHMAN & WAKEFIELD**  
Winnipeg

**Stevenson**





## PROPERTY HIGHLIGHTS

- New state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard
- Excellent access to the Perimeter Highway and Roblin Blvd with future access from Wilkes Ave
- Ideal for small business uses including light industrial, contractors, or showroom space and hobbiest uses such as storage for cars, boats, RVs, and more
- No City of Winipeg business taxes
- Option to combine adjacent units to create drive through access
- Site fully serviced with water, sewer, gas, hydro, and BellMTS fibre internet
- Paved, fenced, and secured site with an asphalt compound area
- Unit customization menu list available upon request





## UNIT SPECIFICATIONS

Price	Starting at \$340,000
Dimensions	26' x 45'
Area	1,170 sf
Ceiling Height	18 ft
Loading	14' x 14 ' grade level door with automatic opener
Zoning	IB - Industrial Business Zone



### **BDC is available to support small business owners**

- Commercial mortgages for owner occupied properties up to 100% of purchase price  
*(On approved credit, subject to BDC)*
- 25 year amortization available & up to 24 months interest only
- 5, 10, 15 and 25 year fixed rates available



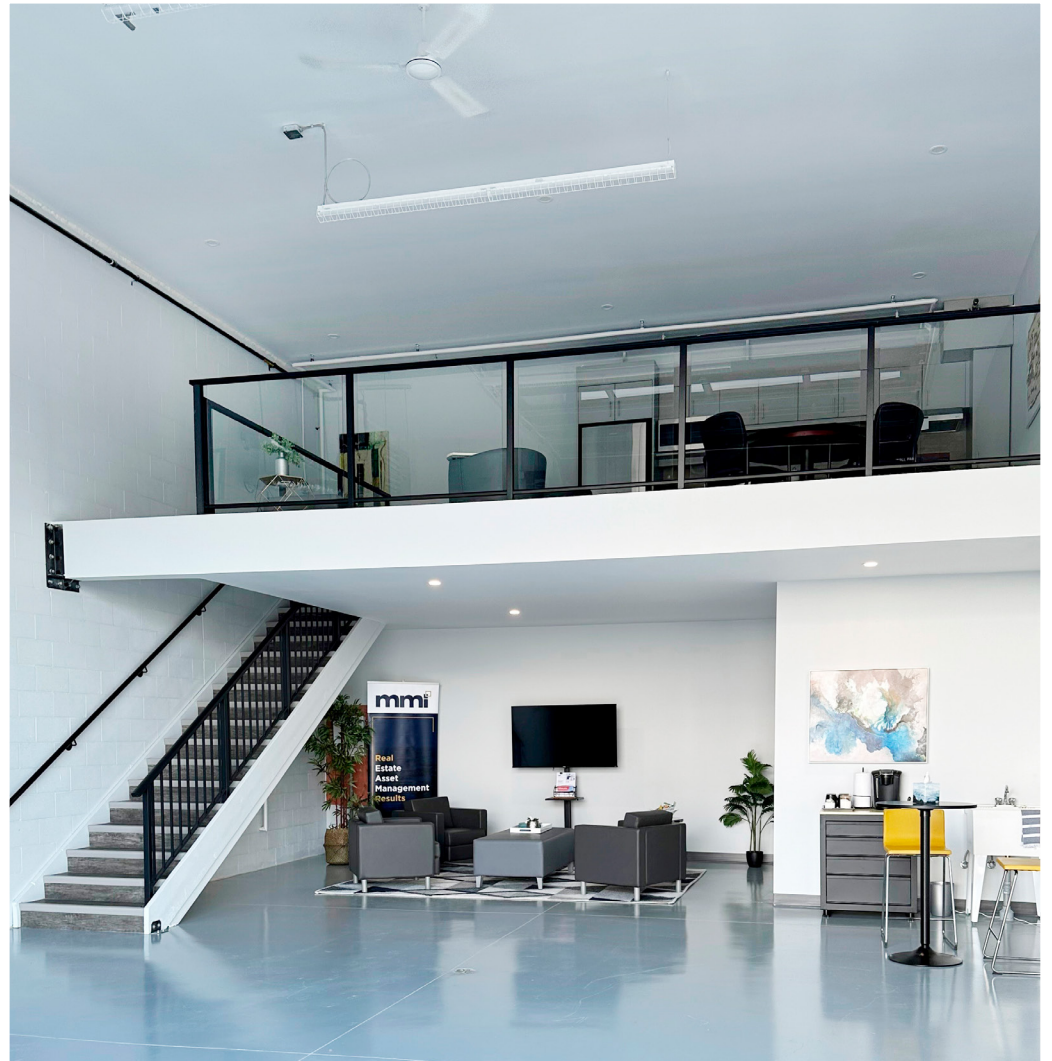
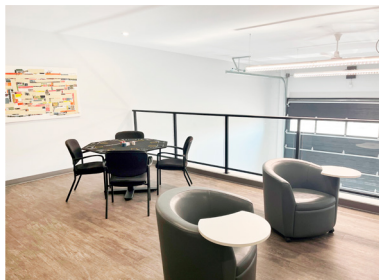


## SMALL BUSINESS & HOBBYISTS

Perfect for light industrial use, contractors, showroom space, or securely storing your cars, boats, snowmobiles, RVs, and more.

### PROPERTY HIGHLIGHTS

- Capitalize on Rockall Park's ideal location on the west Perimeter
- One 14' x 14' grade loading door per unit
- (+/-) 18' ceiling height
- Option to combine adjacent units, potential for drive through access
- Unit customization menu list available upon request





# FOREST GROVE ESTATES

## RESIDENTIAL DEVELOPMENT

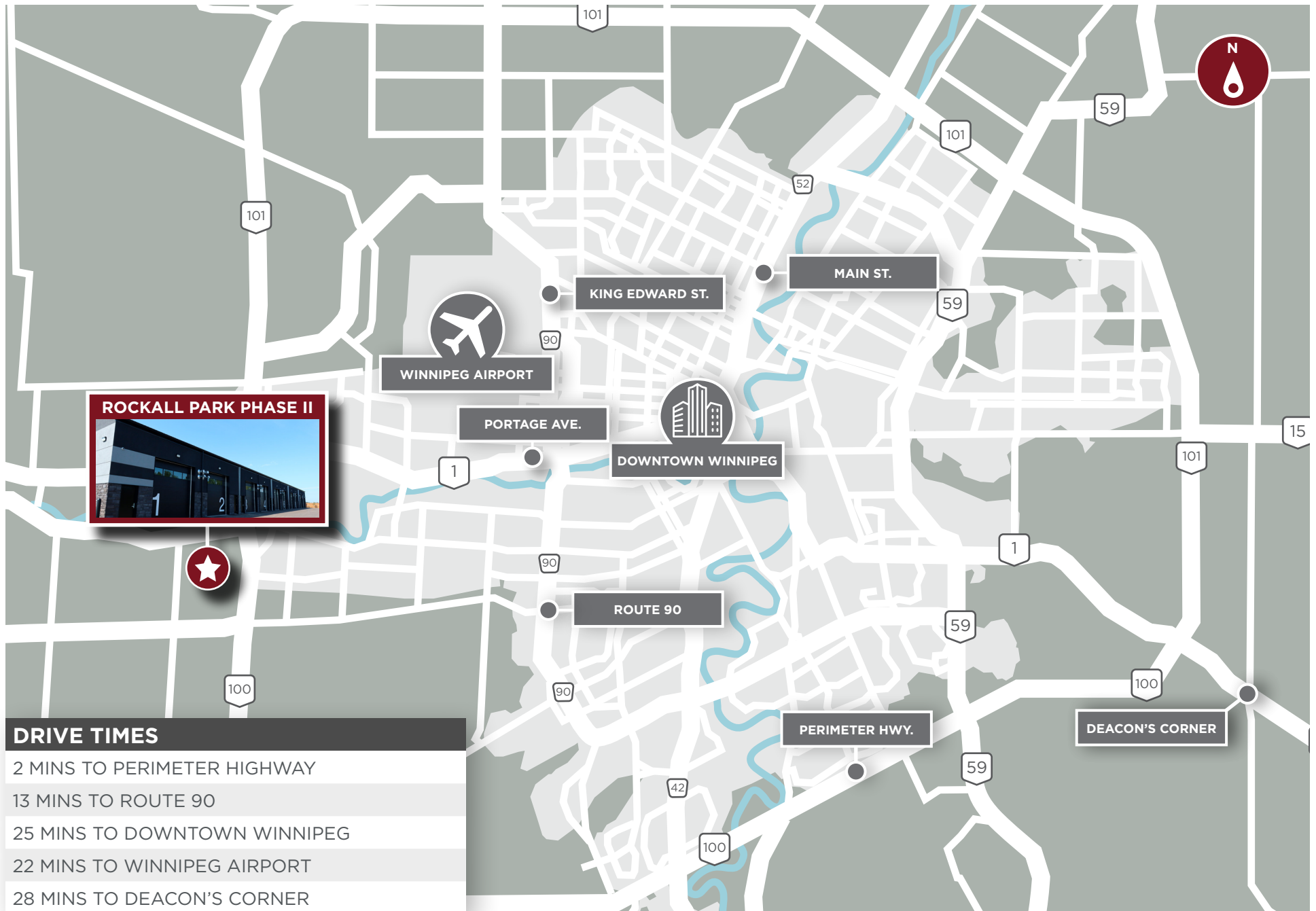
### PHASE 1 (+/-) 391 ACRES IN TOTAL

- Rockall Park is situated near the rapidly expanding Forest Grove Estates residential development, which is attracting more residents to the area and enhancing the park's convenience and accessibility.
- 84 single family dwellings
- Up to 300 units of ages 50+
- 35 units of bungalow condos

[Click HERE for more information](#)



## LOCATION OVERVIEW

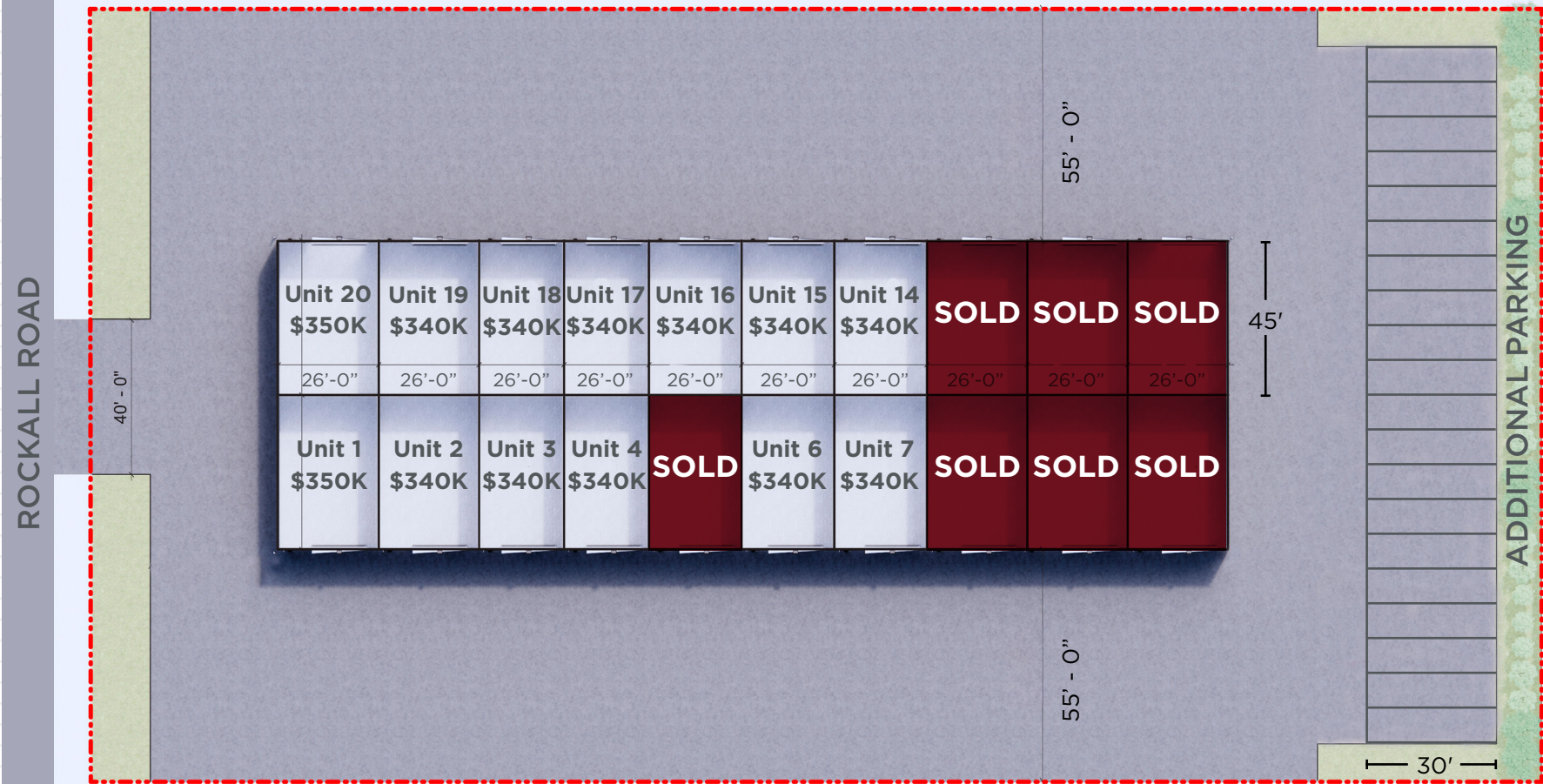




SITE PLAN - APRIL 2026 ESTIMATED COMPLETION



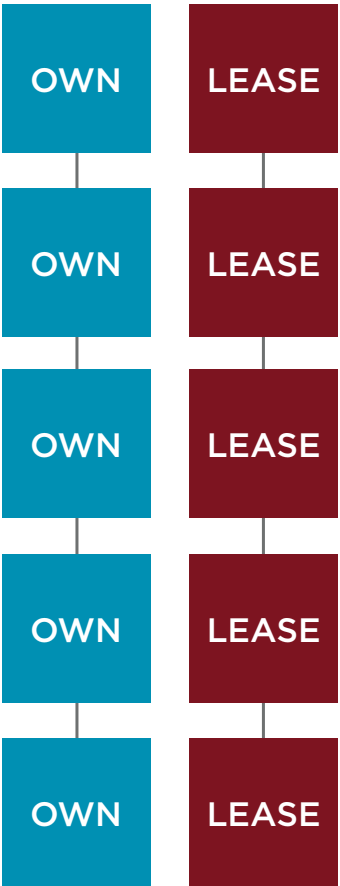
SF PER UNIT: (+/-) 1,170





# BENEFITS OF OWNERSHIP

- Growing Equity**  
By investing in real estate, you will be able to create equity.
- Rental Hikes**  
No concern of rental hikes.
- Management Fees**  
Decided by the condo board which you can elect to be a part and participate in annual meetings.
- Upgrades Add Value**  
Improvements completed will increase the value of your investment, thus increasing the equity value.
- 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.



- No Value Generated**  
While renting, you cannot create equity through property, thus no long term economic benefits are attained.
- Rental Hikes**  
Rental hikes are beyond your control and left to the Landlord and market to decide.
- Management Fees**  
Controlled by the Landlord/Management company, beyond your control.
- Improving Space Adds Cost**  
Improvements become part of the space resulting in possible rent increase.
- No Value Carried Forward**  
No economic benefits will be carried forward once the lease ends and you no longer occupy the unit.



# LEASING VS. OWNERSHIP

LEASE	Year 1	Year 2	Year 3	Year 4	Year 5
Net Rent psf	\$16.50	\$16.75	\$17.00	\$17.25	\$17.50
Annual Rental Payments	\$19,305	\$19,598	\$19,890	\$20,183	\$20,475
Monthly Rental Payments	\$1,609	\$1,633	\$1,658	\$1,682	\$1,706

OWN					
Mortgage Estimates					
Interest	\$21,250	\$20,876	\$20,479	\$20,057	\$19,608
Principle Repayment	\$5,982	\$6,356	\$6,753	\$7,175	\$7,624
Annual Mortgage Payment	\$27,232	\$27,232	\$27,232	\$27,232	\$27,232
Monthly Mortgage Payment	\$2,269	\$2,269	\$2,269	\$2,269	\$2,269
Monthly Principle Reduction	\$499	\$530	\$563	\$598	\$635
Net Monthly Ownership Cost	\$1,771	\$1,740	\$1,707	\$1,671	\$1,634

*MONTHLY COMPARISON					
Lease	\$1,609	\$1,633	\$1,658	\$1,682	\$1,706
Own	\$1,771	\$1,740	\$1,707	\$1,671	\$1,634

\* Excludes operating costs, taxes and reserve fund contribution

*ASSUMPTIONS:	
Unit Size sf	1,170
Unit Sale Price psf	\$290.60
Purchase Price	\$340,000
Loan to Value Ratio	100%
*Mortgage Available	\$340,000
Mortgage Rate 5 Year Term	6.25%
Mortgage Amortization (years)	25
Mortgage Term (years)	5

\*The above is used for illustration purposes and actual numbers may vary.



# ROCKALL PARK

**Ryan Munt**  
**Executive Vice President**

Ryan Munt Personal Real Estate Corporation  
T 204 928 5015  
C 204 298 1905  
ryan.munt@cwstevenson.ca

**Karin Thielmann**  
**Senior Associate**

T 204 934 6226  
C 204 470 4715  
karin.thielmann@cwstevenson.ca

