



FOR SALE

224 ROCKALL ROAD - UNIT 11

COMMERCIAL CONDO

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FOR SALE

224 ROCKALL ROAD UNIT 11

SALE PRICE: \$395,000.00

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

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 including a shower
- One 14' x 14' grade door with automatic opener
- (+/-) 18' clear ceiling height
- Paved, fenced and secured site
- Ideal for small business or hobbyist users
- Rare opportunity to acquire an end cap unit
- No City of Winnipeg business taxes
- Zoned IB - Industrial Business Zone

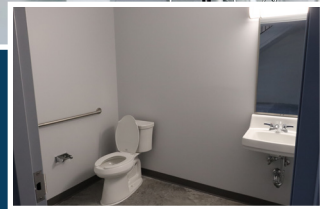
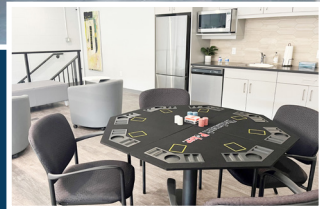
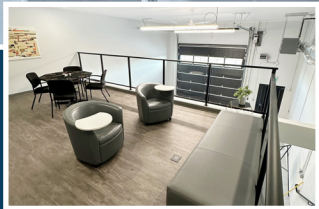
MAIN FLOOR: 973 SF
MEZZANINE: 351 SF
TOTAL: 1,324 SF

FOR SALE

224 ROCKALL ROAD
UNIT 11

11

12



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.

FOR SALE

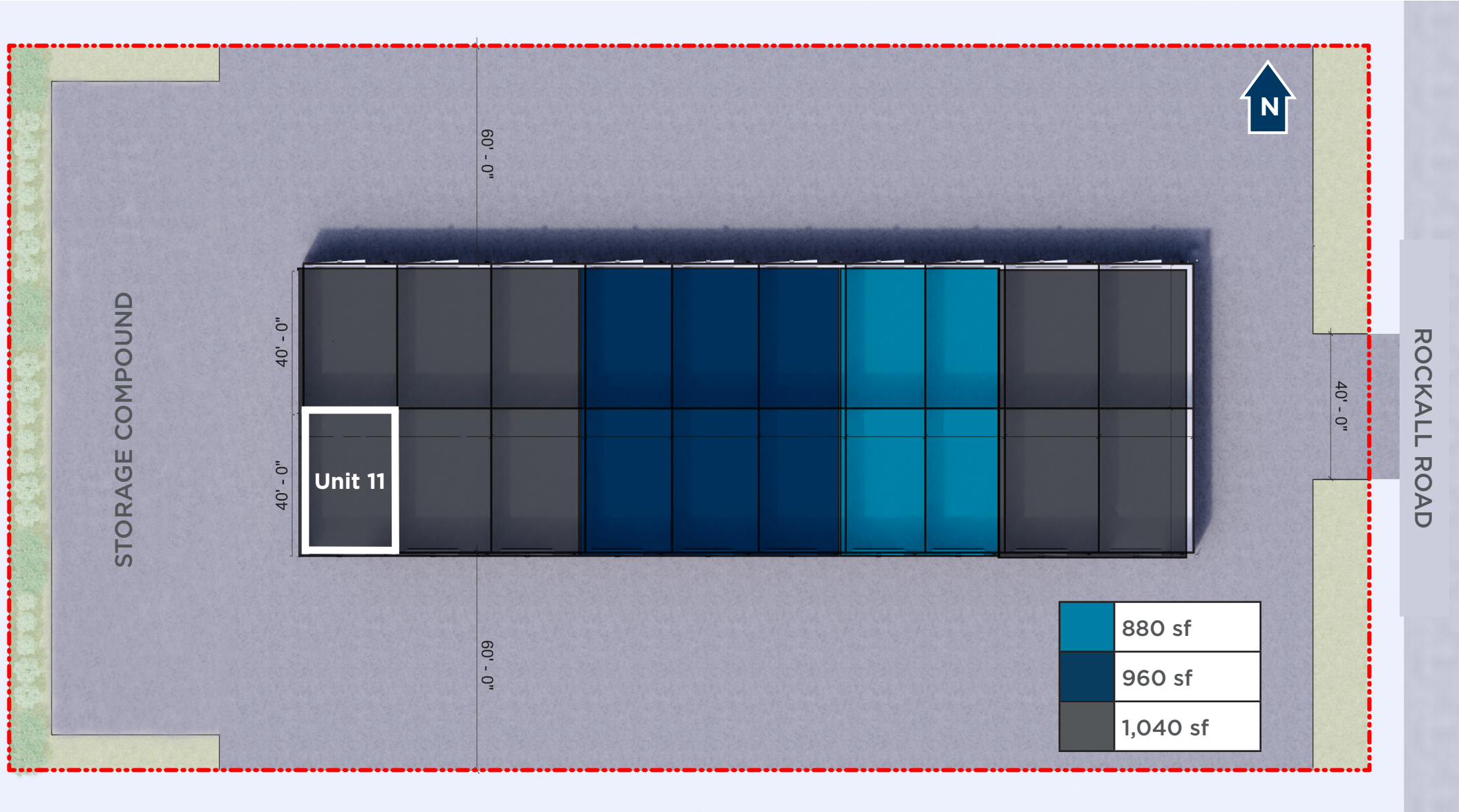
224 ROCKALL ROAD

UNIT 11



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- Perimeter Hwy 2 minutes
- Route 90 13 minutes
- Downtown Winnipeg 25 minutes
- Winnipeg Richardson Airport 22 minutes
- Deacon's Corner 28 minutes
- Route 90 & Sterling Lyon Pkwy 13 minutes



★ **SITE** ←



FOR SALE

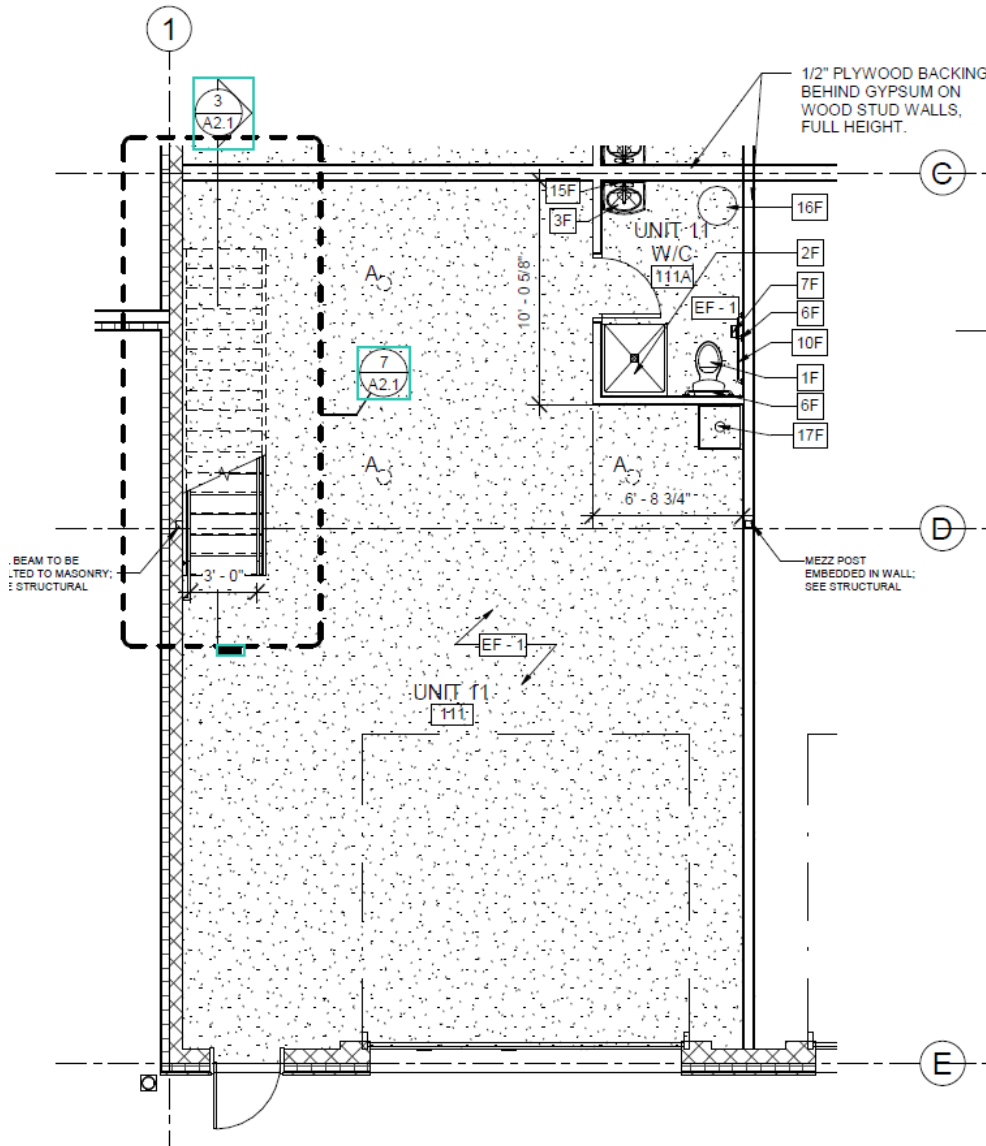
224 ROCKALL ROAD UNIT 11



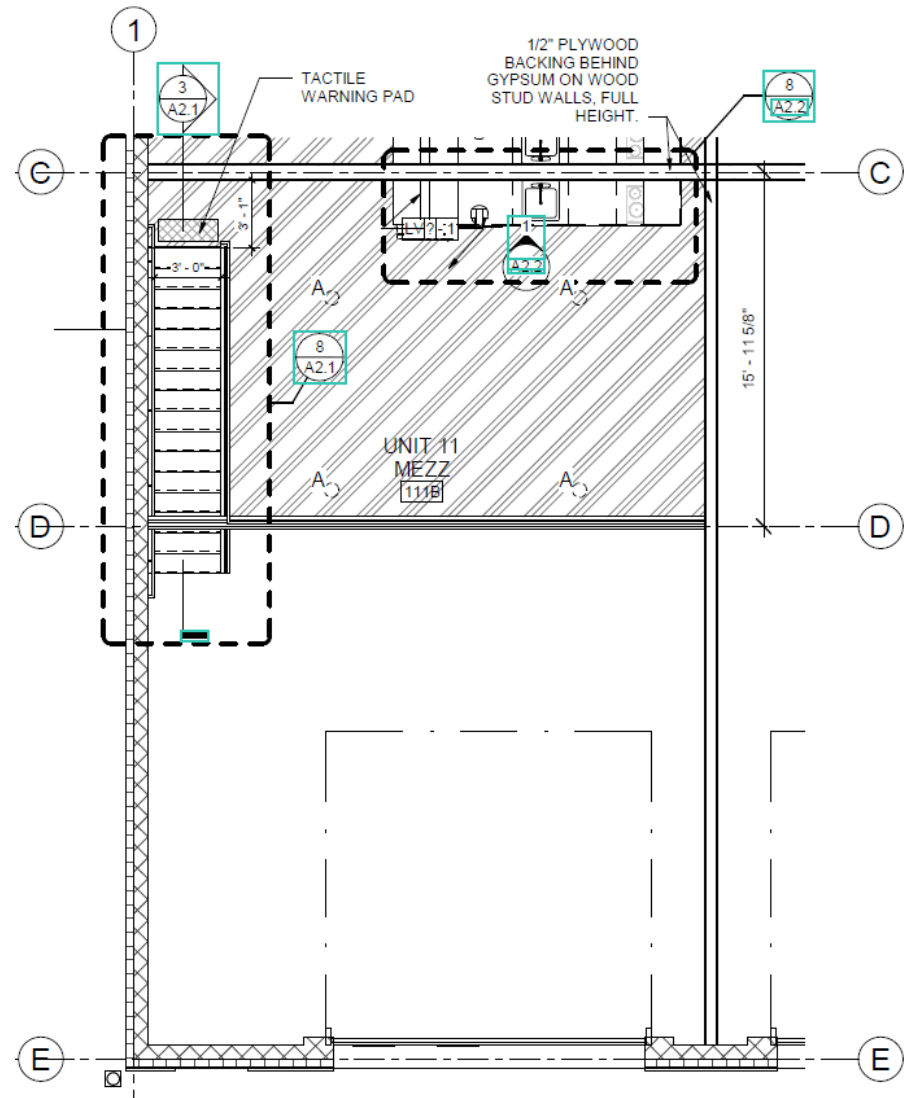
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224 ROCKALL ROAD UNIT 11

MAIN FLOOR



MEZZANINE



FOR SALE

224 ROCKALL ROAD UNIT 11

BENEFITS OF OWNERSHIP

| | | | |
|--|------------|--------------|--|
| <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> |



CONTACT

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