

FOR SALE IN HEADINGLEY, MB

# ROCKALL PARK

COMMERCIAL CONDOS STARTING AT \$235,000



PHASE II COMING SUMMER 2025



## 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
- Units ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist users
- Option to combine adjacent units, potential for drive through access
- Large residential development planned just west of this site
- No City of Winnipeg business taxes
- Site fully serviced with water, sewer, gas, hydro and BellMTS fibre internet
- Zoned IB – Industrial Business Zone



## 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

UNIT SIZE	PRICE	PHASE
880 sf     22' x 40'	\$235,000	PHASE I
960 sf     24' x 40'	UNCOND SOLD	PHASE I
1,040 sf    26' x 40'	COMING SUMMER 2025	PHASE II

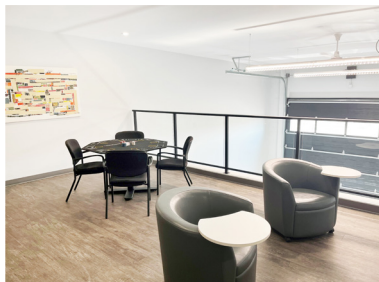


## SMALL BUSINESS

Perfect for light industrial, contractors or showroom space.

### PROPERTY HIGHLIGHTS

- Easy access from all directions
- One 14' x 14' grade loading door per unit
- (+/-) 18' ceiling height
- Paved, fenced and secured site with a compacted gravel compound area
- Option to combine adjacent units, potential for drive through access
- Unit customization menu list available upon request



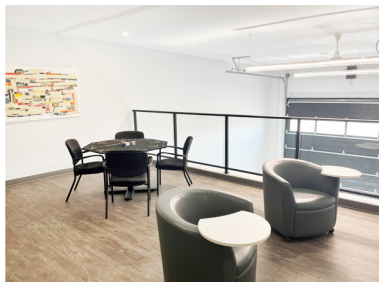


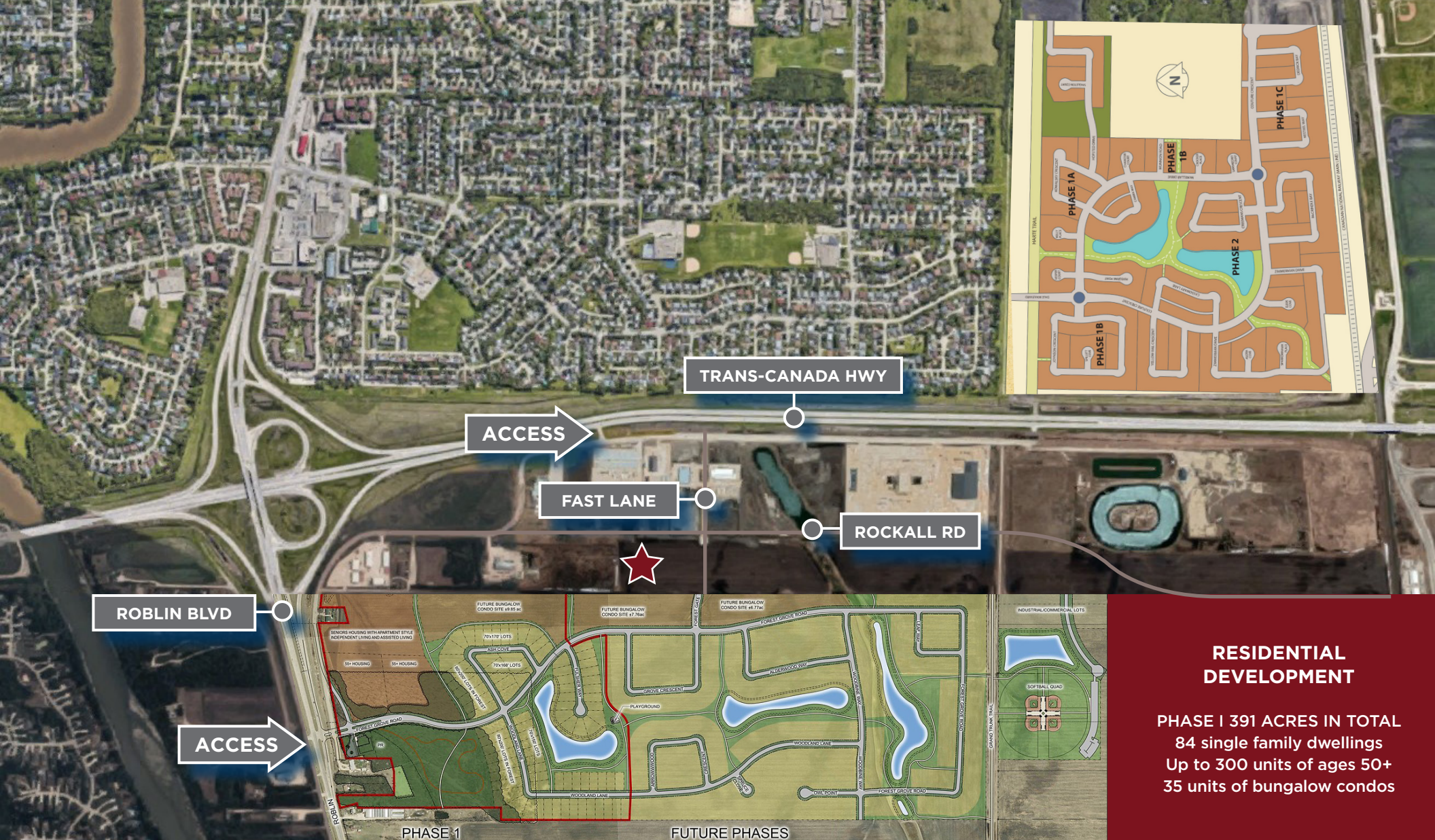
## HOBBYIST

Store your cars, boats, snowmobiles, RV's 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





ROBLIN BLVD

TRANS-CANADA HWY

ACCESS

FAST LANE

ROCKALL RD

ACCESS



**RESIDENTIAL DEVELOPMENT**

PHASE I 391 ACRES IN TOTAL  
 84 single family dwellings  
 Up to 300 units of ages 50+  
 35 units of bungalow condos

**TOTAL HOUSEHOLDS**

1KM • 1,015  
 3KM • 8,097  
 5KM • 21,907



**TOTAL POPULATION**

1KM • 26,573  
 3KM • 20,749  
 5KM • 53,092



**MEDIAN AGE**

1KM • 39  
 3KM • 43  
 5KM • 44



**AVG. HOUSEHOLD INCOME**

1KM • \$93,614  
 3KM • \$123,995  
 5KM • \$112,673





TRANS-CANADA HWY

FAST LANE

CARON RD

ACCESS

STORAGE SOLUTIONS

FAST PLUMBING & HEATING

PIONEER WINDOW & DOOR

ACCESS FROM ROBLIN BLVD

ROCKALL RD

FUTURE EXTENSION TO WILKES

PHASE II COMING SUMMER 2025



# PHASE I - 2 UNITS REMAINING



880 sf	\$235K
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PHASE II COMING SUMMER 2025



Unit 17

Unit 4



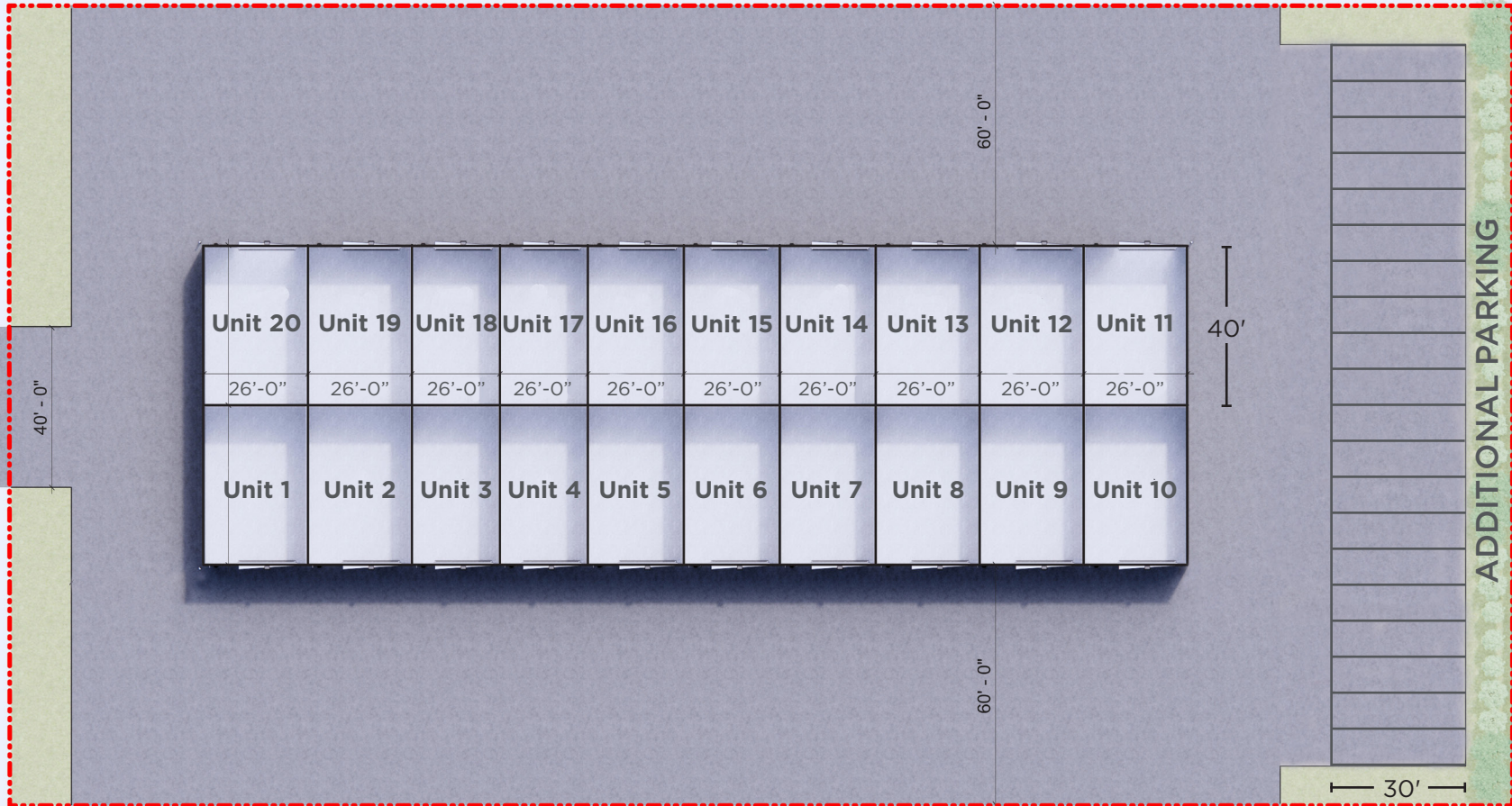
# PHASE II - COMING SUMMER 2025



1,040 sf

\$275K

ROCKALL ROAD







**PHASE II COMING SUMMER 2025**



**DRIVE TIMES**

- 2 MINS TO PERIMETER HIGHWAY
- 13 MINS TO ROUTE 90
- 25 MINS TO DOWNTOWN WINNIPEG
- 22 MINS TO WINNIPEG AIRPORT
- 28 MINS TO DEACON'S CORNER

WINNIPEG AIRPORT

PORTAGE AVE.

KING EDWARD ST.

DOWNTOWN WINNIPEG

ROUTE 90

MAIN ST.

PERIMETER HWY.

DEACON'S CORNER



## BENEFITS OF OWNERSHIP

<p><b>Growing Equity</b> By investing in real estate, you will be able to create equity.</p>	OWN	LEASE	<p><b>No Value Generated</b> While renting, you cannot create equity through property, thus no long term economic benefits are attained.</p>
<p><b>Rental Hikes</b> No concern of rental hikes.</p>	OWN	LEASE	<p><b>Rental Hikes</b> Rental hikes are beyond your control and left to the Landlord and market to decide.</p>
<p><b>Management Fees</b> Decided by the condo board which you can elect to be a part and participate in annual meetings.</p>	OWN	LEASE	<p><b>Management Fees</b> Controlled by the Landlord/Management company, beyond your control.</p>
<p><b>Upgrades Add Value</b> Improvements completed will increase the value of your investment, thus increasing the equity value.</p>	OWN	LEASE	<p><b>Improving Space Adds Cost</b> Improvements become part of the space resulting in possible rent increase.</p>
<p><b>Long Term Benefits</b> 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><b>No Value Carried Forward</b> No economic benefits will be carried forward once the lease ends and you no longer occupy the unit.</p>



# LEASING VS. OWNERSHIP

LEASE	Year 1	Year 2	Year 3	Year 4	Year 5
Net Rent psf	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Annual Rental Payments	\$15,600	\$15,600	\$15,600	\$15,600	\$15,600
Monthly Rental Payments	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300

OWN	Year 1	Year 2	Year 3	Year 4	Year 5
Mortgage Estimates					
Interest	\$17,188	\$16,885	\$16,564	\$16,222	\$15,860
Principle Repayment	\$4,839	\$5,141	\$5,462	\$5,804	\$6,166
Annual Mortgage Payment	\$22,026	\$22,026	\$22,026	\$22,026	\$22,026
Monthly Mortgage Payment	\$1,836	\$1,836	\$1,836	\$1,836	\$1,836
Monthly Principle Reduction	\$403	\$428	\$455	\$484	\$514
Net Monthly Ownership Cost	\$1,432	\$1,407	\$1,380	\$1,352	\$1,322

*MONTHLY COMPARISON	Year 1	Year 2	Year 3	Year 4	Year 5
Lease	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
Own	\$1,432	\$1,407	\$1,380	\$1,352	\$1,322

*Assumptions:	
Unit Size sf	1,040
Unit Sale Price psf	\$264.42
Purchase Price	\$275,000
Loan to Value Ratio	100%
Mortgage Available	\$275,000
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.

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# ROCKALL PARK

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