



FOR SALE

# ROCKALL PARK HEADINGLEY, MB

Commercial Condos

Stop paying rent and  
start building equity  
at Rockall Park.



Units Starting  
at \$235,000

**Ryan Munt**  
**Senior Vice President**

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

**Shae Halpin**  
**Associate**

T 204 560 2536  
C 204 558 6071  
shae.halpin@cwstevenson.ca

FOR SALE

# ROCKALL PARK COMMERCIAL CONDOS

224



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
- 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 MTS fibre
- Zoned IB - Industrial Business Zone

### Unit Size

880 sf (22' x 40')

960 sf (24' x 40')

1,040 sf (26' x 40')

### Price

\$235,000

\$255,000

**SOLD OUT**

FOR SALE

# ROCKALL PARK COMMERCIAL CONDOS

CUSHMAN &  
WAKEFIELD  
Winnipeg

Stevenson



## SMALL BUSINESS

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

### PROPERTY HIGHLIGHTS

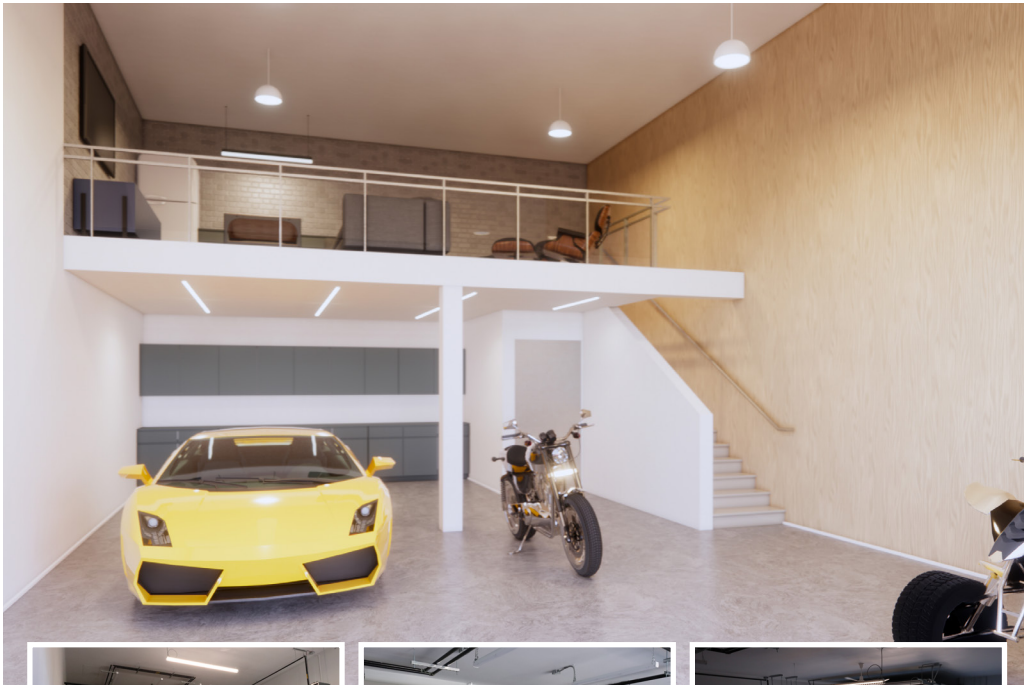
- Easy access from all directions
- One 14' x 14' grade loading door per unit
- (+/-) 18' ceiling height
- Paved, fenced and secured site with a compacted gravel compound area
- Option to combine adjacent units, potential for drive through access
- Unit customization menu list available upon request

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## HOBBYIST

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

### 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

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# ROCKALL PARK COMMERCIAL CONDOS



	5KM Radius	10KM Radius
<b>Population</b>	42,060	118,002
<b>Households</b>	17,117	48,773
<b>Median Age</b>	45.24	44.74
<b>Average HHI</b>	\$111,990.56	\$108,114.88



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

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# ROCKALL PARK COMMERCIAL CONDOS

BENEFITS OF OWNERSHIP

<p><b>Growing Equity</b> By investing in real estate, you will be able to create equity.</p>	<b>OWN</b>	<b>LEASE</b>	<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>	<b>OWN</b>	<b>LEASE</b>	<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>	<b>OWN</b>	<b>LEASE</b>	<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>	<b>OWN</b>	<b>LEASE</b>	<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>	<b>OWN</b>	<b>LEASE</b>	<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>

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# ROCKALL PARK COMMERCIAL CONDOS

## LEASING VS. OWNERSHIP



LEASE	Year 1	Year 2	Year 3	Year 4	Year 5
Net Rent psf	\$14.50	\$14.50	\$14.50	\$14.50	\$14.50
Annual Rental Payments	\$15,080	\$15,080	\$15,080	\$15,080	\$15,080
Monthly Rental Payments	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257

OWN					
Mortgage Estimates					
Interest	\$15,900	\$15,610	\$15,303	\$14,977	\$14,632
Principle Repayment	\$4,830	\$5,120	\$5,427	\$5,753	\$6,098
Annual Mortgage Payment	\$20,730	\$20,730	\$20,730	\$20,730	\$20,730
Monthly Mortgage Payment	\$1,728	\$1,728	\$1,728	\$1,728	\$1,728
Monthly Principle Reduction	\$403	\$427	\$452	\$479	\$508
Net Monthly Ownership Cost	\$1,325	\$1,301	\$1,275	\$1,248	\$1,219

MONTHLY COMPARISON					
Lease	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257
Own	\$1,325	\$1,301	\$1,275	\$1,248	\$1,219

*ASSUMPTIONS:	
Unit Size sf	1,040
Unit Sale Price psf	\$254.81
Purchase Price	\$265,000
Loan to Value Ratio	100%
Mortgage Available	\$265,000
Mortgage Rate 5 Year Term	6.00%
Mortgage Amortization (years)	25
Mortgage Term (years)	5

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

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