

FOR SALE IN HEADINGLEY, MB

ROCKALL PARK

COMMERCIAL CONDOS STARTING AT \$235,000



PHASE II COMING SUMMER 2025

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
- 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

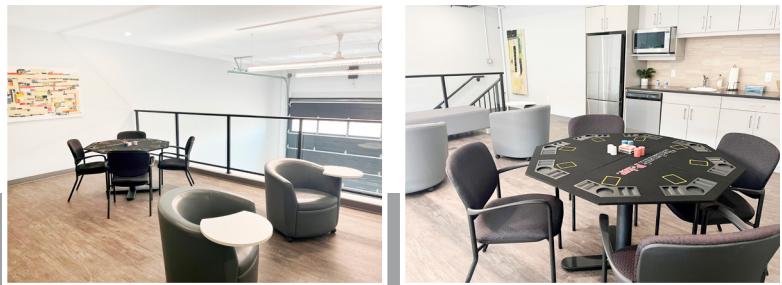
UNIT SIZE		PRICE	PHASE
880 sf	22' x 40'	\$235,000	PHASE I
960 sf	24' x 40'	UNCOND SOLD	PHASE I
1,040 sf	26' x 40'	COMING SUMMER 2025	PHASE II



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

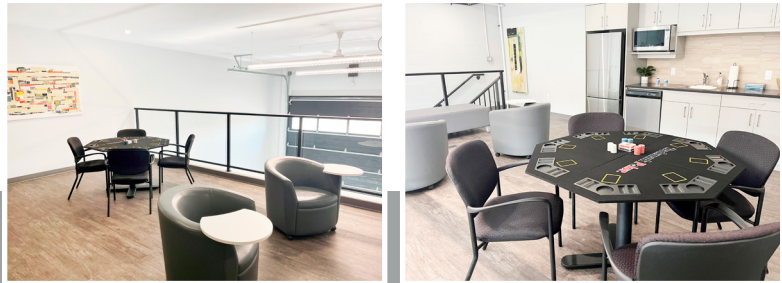


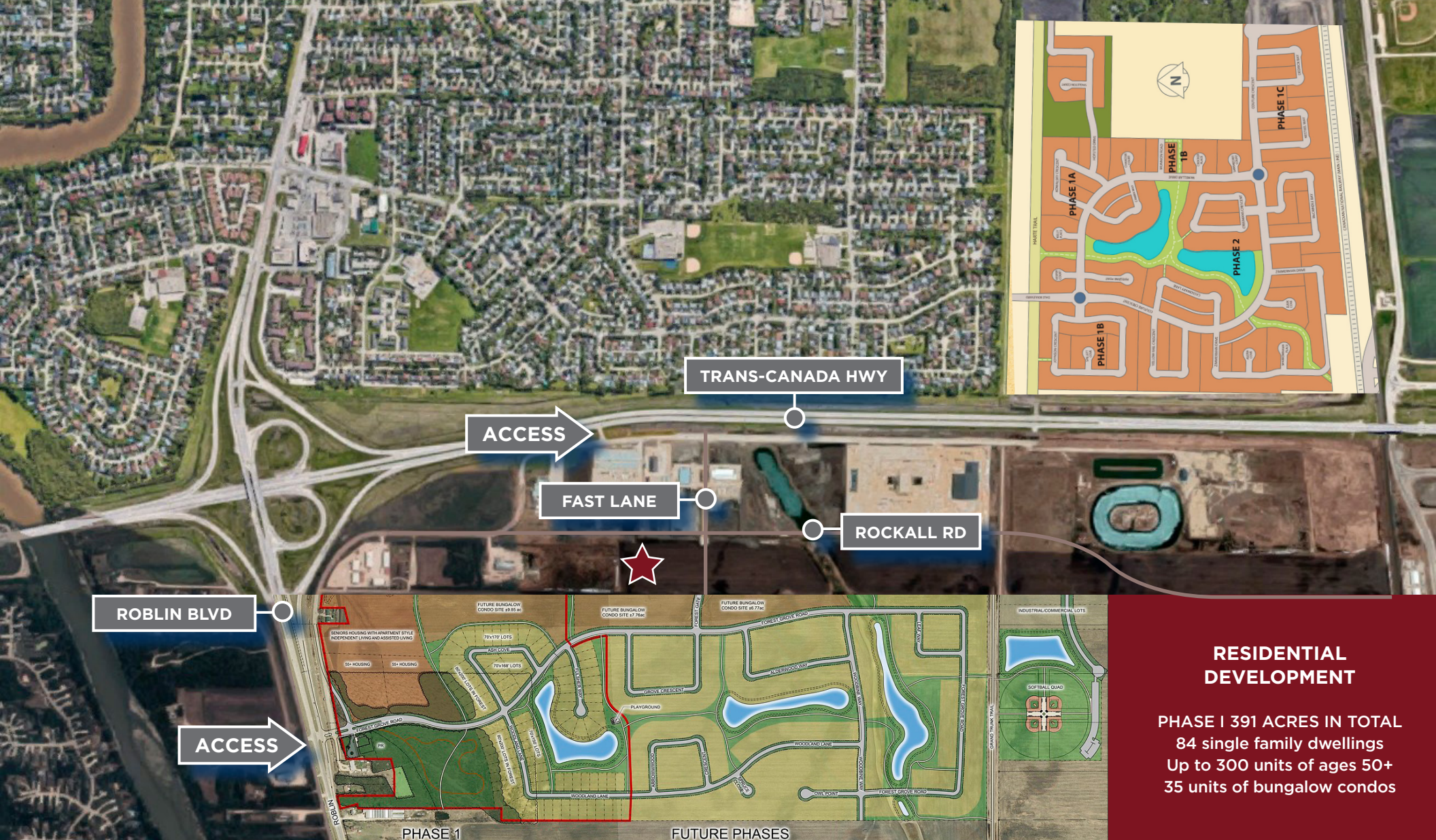


Store your cars, boats, snowmobiles, RVs and more

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





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

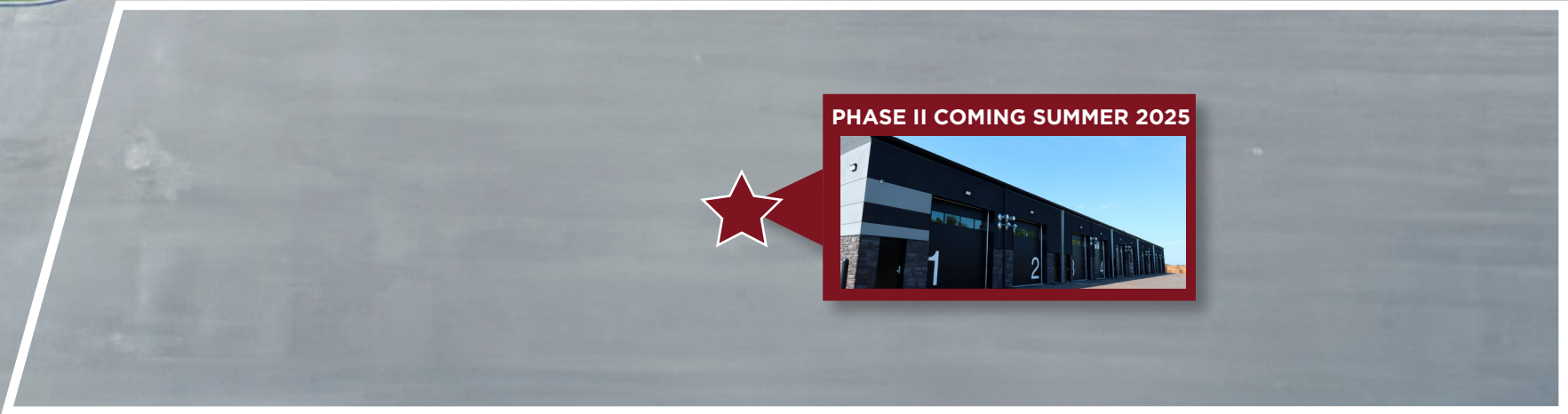
FUTURE EXTENSION TO WILKES



PHASE I - 2 UNITS REMAINING



880 sf	\$235K
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PHASE II COMING SUMMER 2025



Unit 17

Unit 4

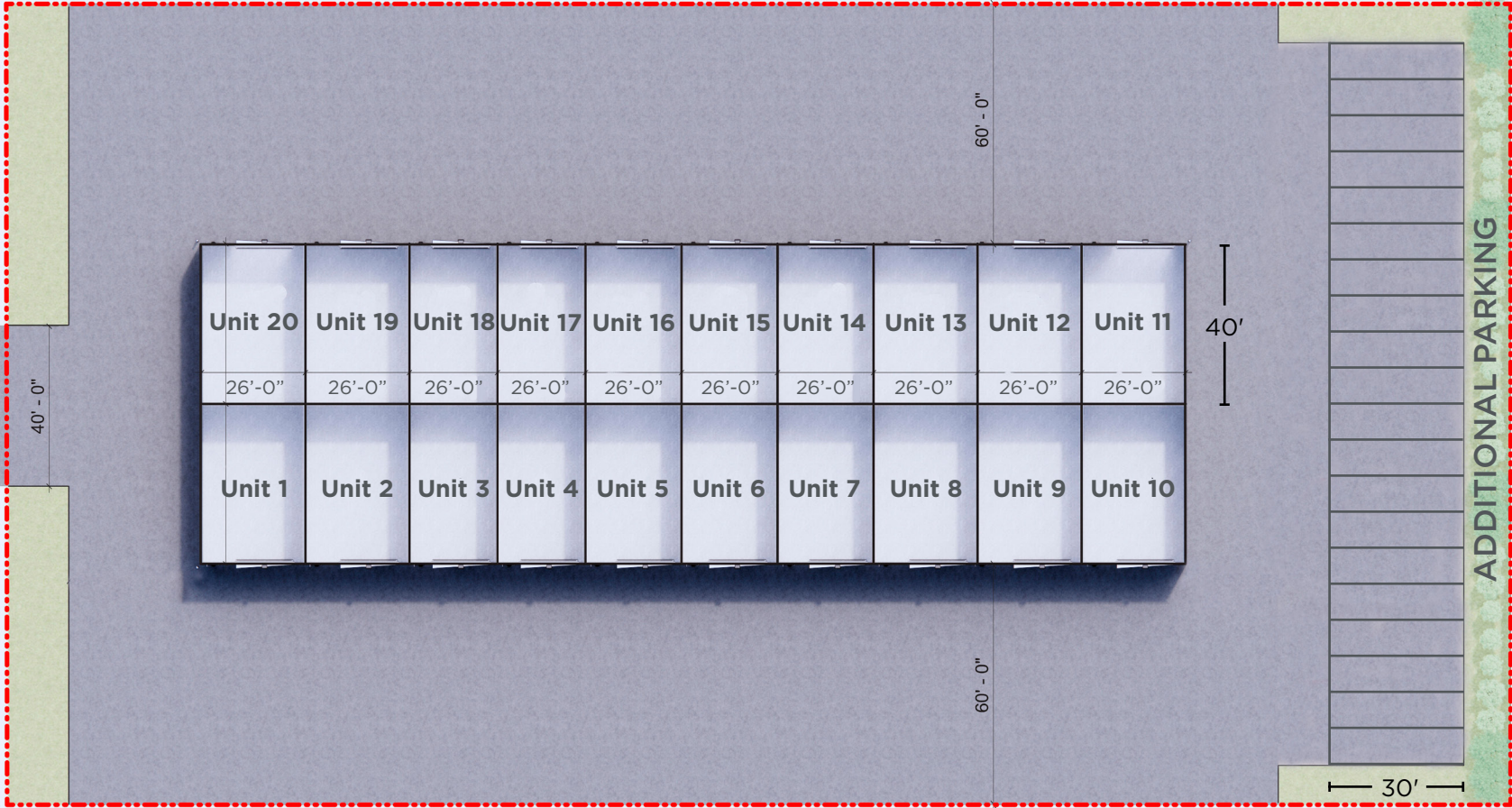


PHASE II - COMING SUMMER 2025



1,040 sf	\$275K
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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	



PORTAGE AVE.

KING EDWARD ST.

MAIN ST.



ROUTE 90

PERIMETER HWY.

DEACON'S CORNER



BENEFITS OF OWNERSHIP

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

ROCKALL PARK

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