COMMERCIAL CONDOS FOR SALE IN HEADINGLEY, MB

ROCKALL PARK PHASE II

UNITS STARTING AT $345,000

ESTIMATED COMPLETION DATE OF AUGUST 2026

CUSHMAN & WAKEFIELD
Winnipeg

MMI GROUP

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 Winnipeg 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 $345,000
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

BDC is available to support small business owners

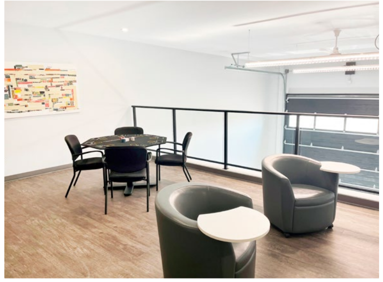
- Commercial mortgages for owner occupied properties up to 100% of purchase price
  (On approved credit, subject to BDC)
- 25 year amortization available & up to 24 months interest only
- 5, 10, 15 and 25 year fixed rates available

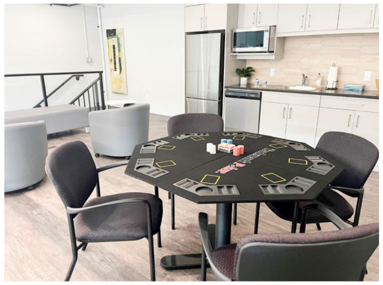
SMALL BUSINESS & HOBBYISTS

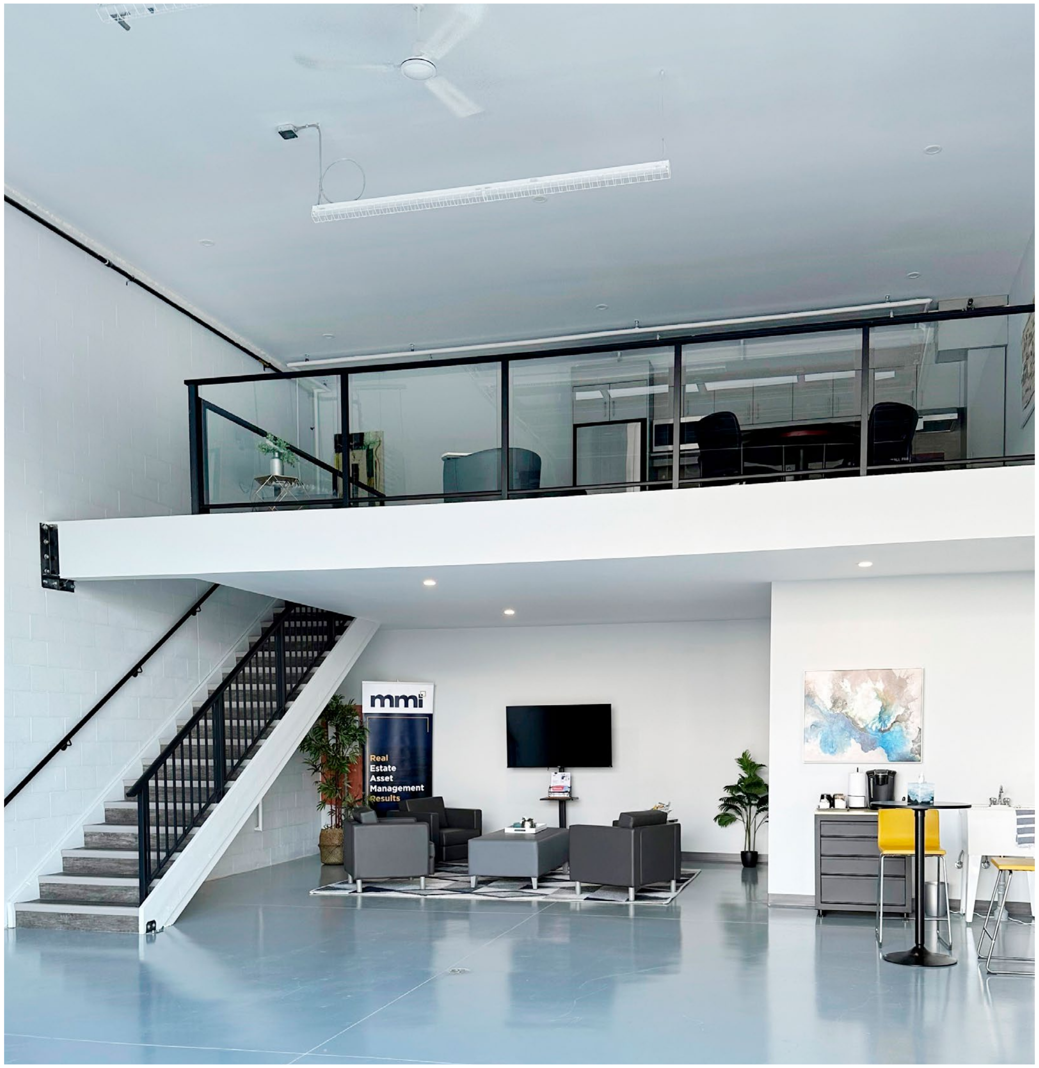
Perfect for light industrial use, contractors, showroom space, or securely storing your cars, boats, snowmobiles, RVs, and more.

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







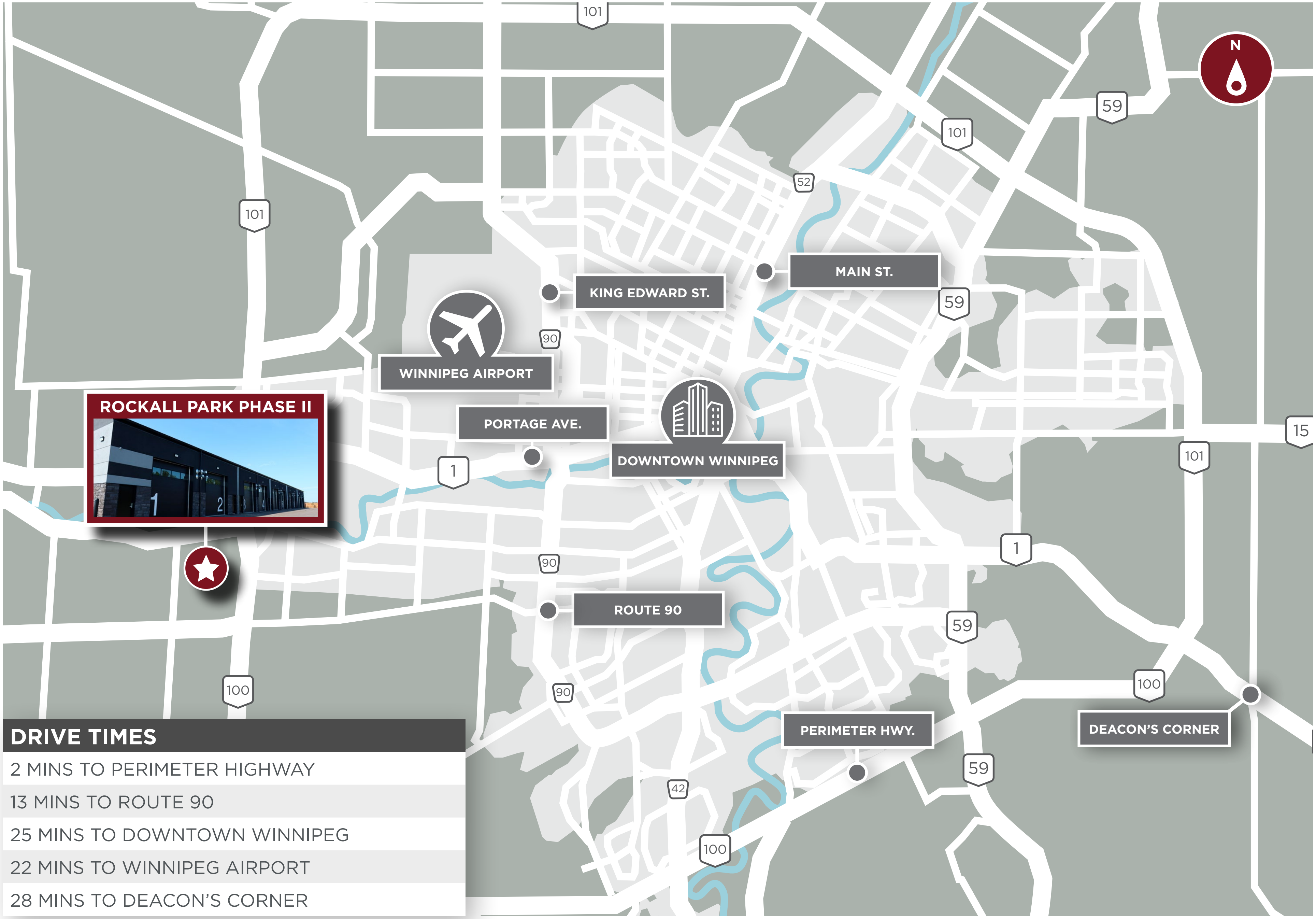
FOREST GROVE ESTATES
RESIDENTIAL DEVELOPMENT

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 unites of ages 50+
- 35 units of bungalow condos

Click HERE for more information

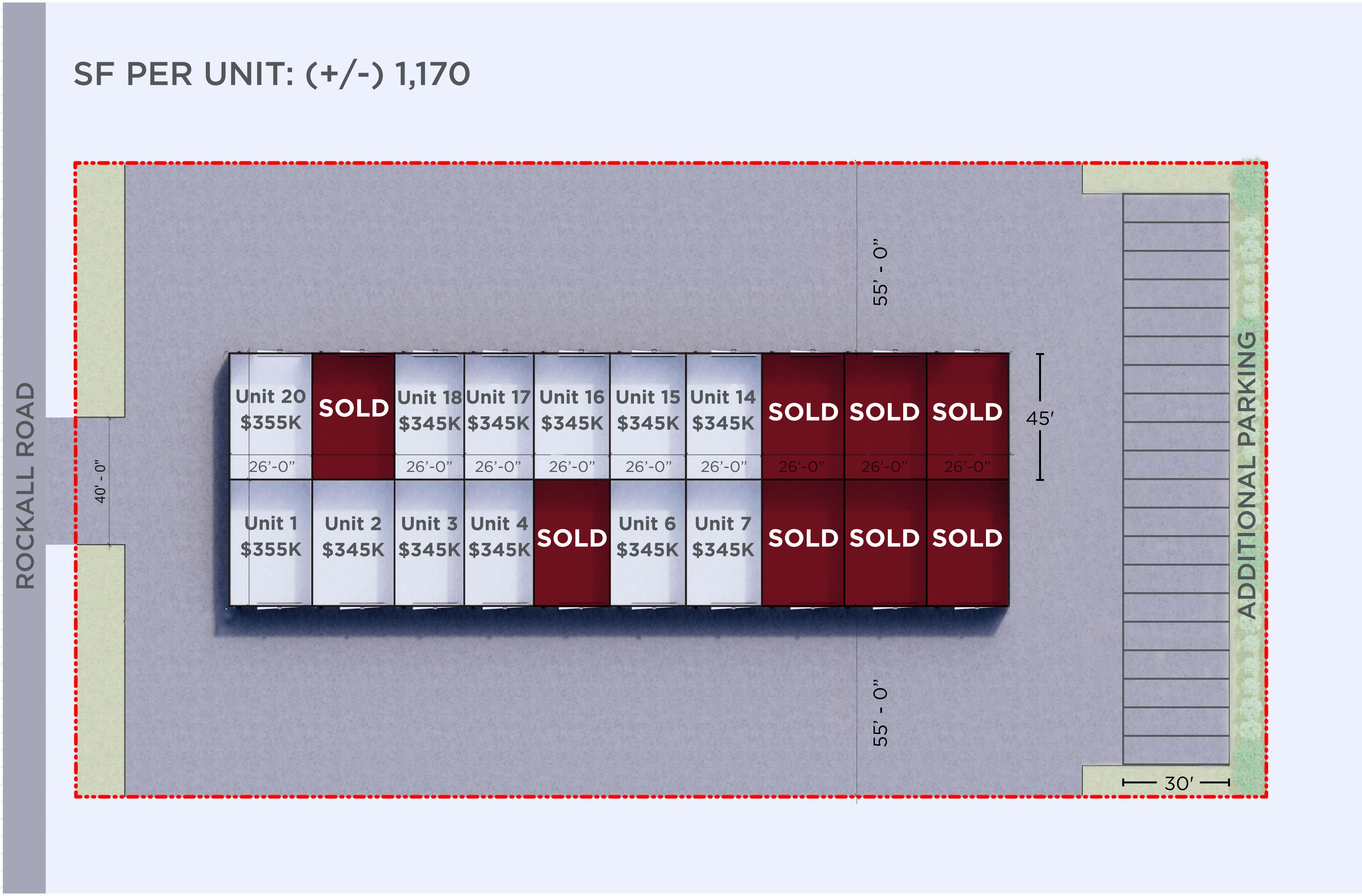
LOCATION OVERVIEW

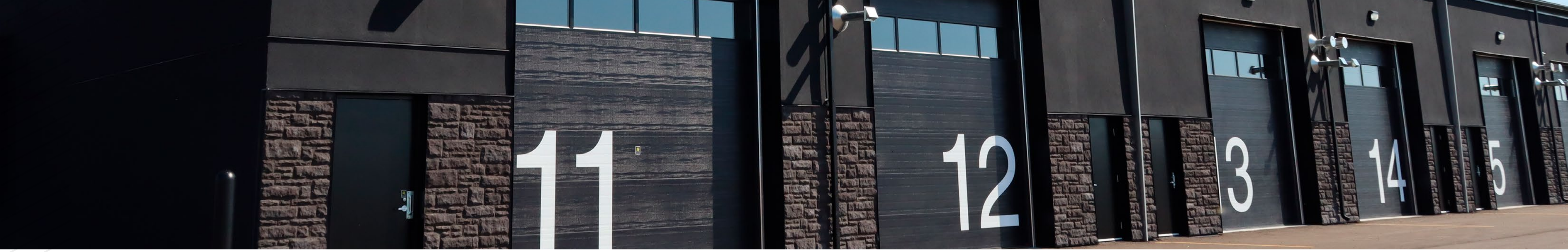


DRIVE TIMES
2 MINS TO PERIMETER HIGHWAY
13 MINS TO ROUTE 90
25 MINS TO DOWNTOWN WINNIPEG
22 MINS TO WINNIPEG AIRPORT
28 MINS TO DEACON'S CORNER

SITE PLAN - AUGUST 2026 ESTIMATED COMPLETION

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





BENEFITS OF OWNERSHIP

OWN		LEASE
Growing Equity By investing in real estate, you will be able to create equity.	OWN / LEASE	**No Value Generated** While renting, you cannot create equity through property, thus no long term economic benefits are attained.
Rental Hikes No concern of rental hikes.	OWN / LEASE	**Rental Hikes** Rental hikes are beyond your control and left to the Landlord and market to decide.
Management Fees Decided by the condo board which you can elect to be a part and participate in annual meetings.	OWN / LEASE	**Management Fees** Controlled by the Landlord/Management company, beyond your control.
Upgrades Add Value Improvements completed will increase the value of your investment, thus increasing the equity value.	OWN / LEASE	**Improving Space Adds Cost** Improvements become part of the space resulting in possible rent increase.
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.	OWN / LEASE	**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	$21,563	$21,183	$20,780	$20,352	$19,897
Principle Repayment	$6,070	$6,450	$6,853	$7,281	$7,736
Annual Mortgage Payment	$27,633	$27,633	$27,633	$27,633	$27,633
Monthly Mortgage Payment	$2,303	$2,303	$2,303	$2,303	$2,303
Monthly Principle Reduction	$506	$537	$571	$607	$645
Net Monthly Ownership Cost	$1,797	$1,765	$1,732	$1,696	$1,658

*MONTHLY COMPARISON					
Lease	$1,609	$1,633	$1,658	$1,682	$1,706
Own	$1,797	$1,765	$1,732	$1,696	$1,658

* Excludes operating costs, taxes and reserve fund contribution

*ASSUMPTIONS:	
Unit Size sf	1,170
Unit Sale Price psf	$294.87
Purchase Price	$345,000
Loan to Value Ratio	100%
*Mortgage Available	$345,000
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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