



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

224

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: 988 SF
MEZZANINE: 356 SF
TOTAL: 1,344 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.

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FOR SALE

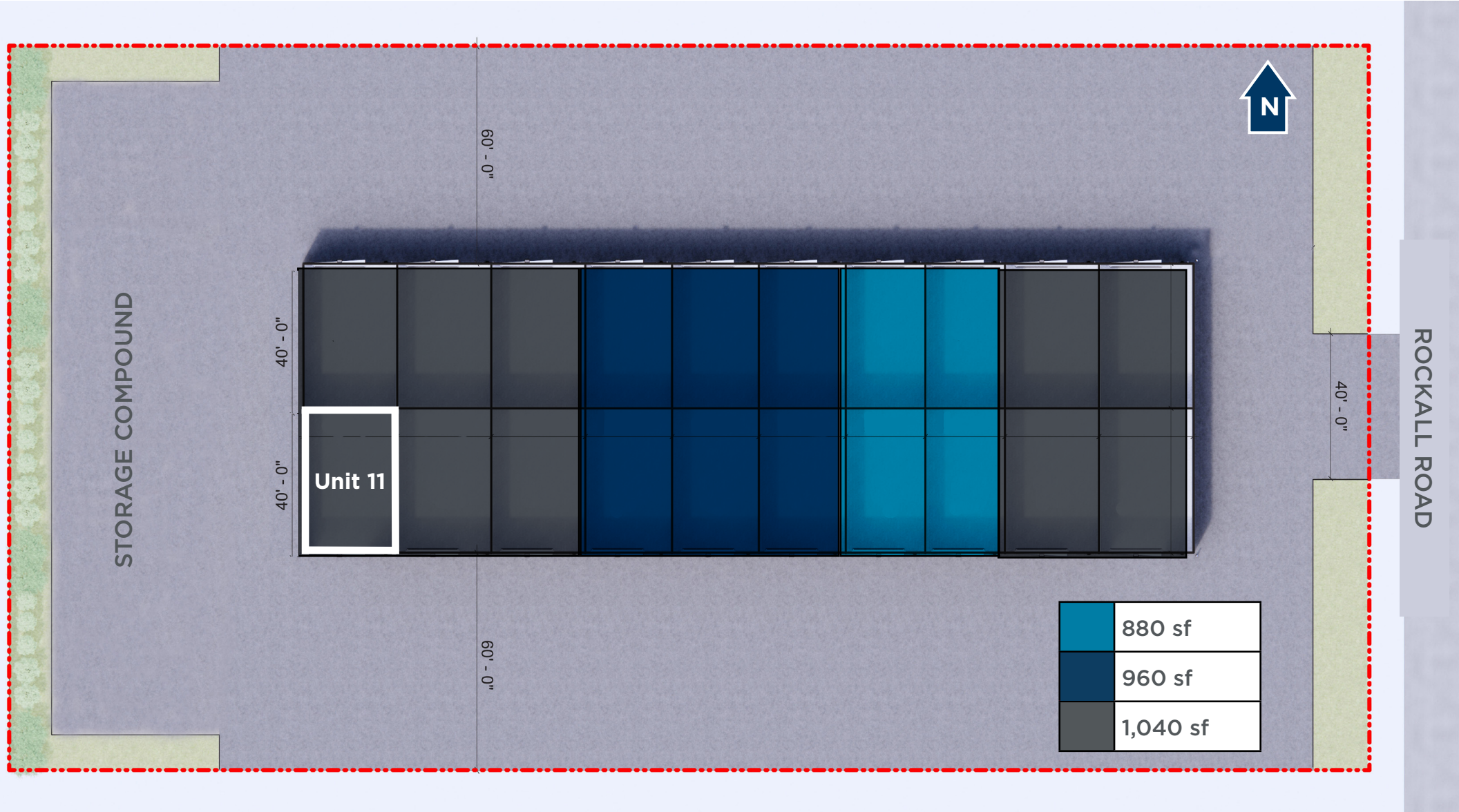
224 ROCKALL ROAD UNIT 11



FOR SALE

224 ROCKALL ROAD

UNIT 11



FOR SALE

224 ROCKALL ROAD UNIT 11

Perimeter Hwy
Route 90
Downtown Winnipeg
Winnipeg Richardson Airport
Deacon's Corner
Route 90 & Sterling Lyon Pkwy

2 minutes
13 minutes
25 minutes
22 minutes
28 minutes
13 minutes



★ **SITE**



FOR SALE

224 ROCKALL ROAD UNIT 11

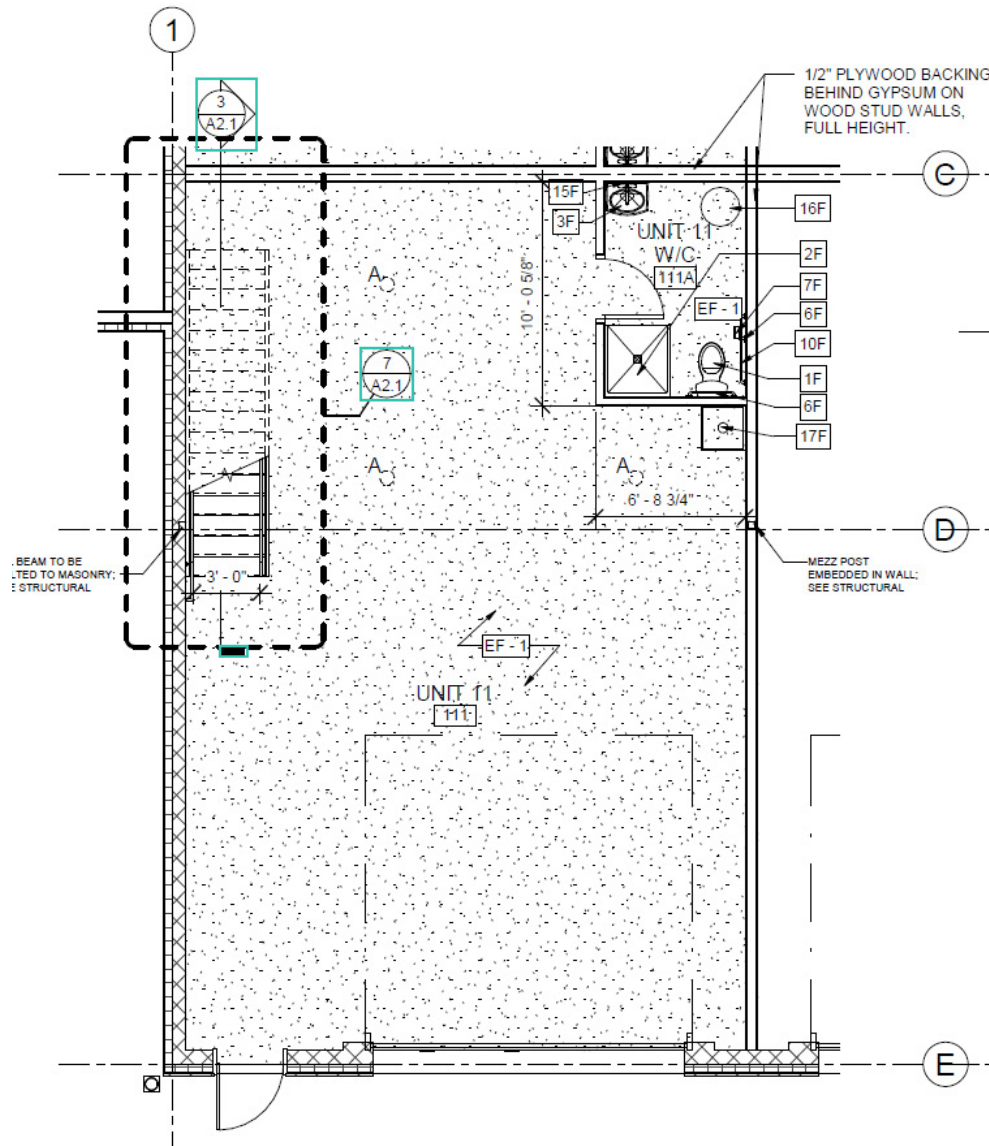


FOR SALE

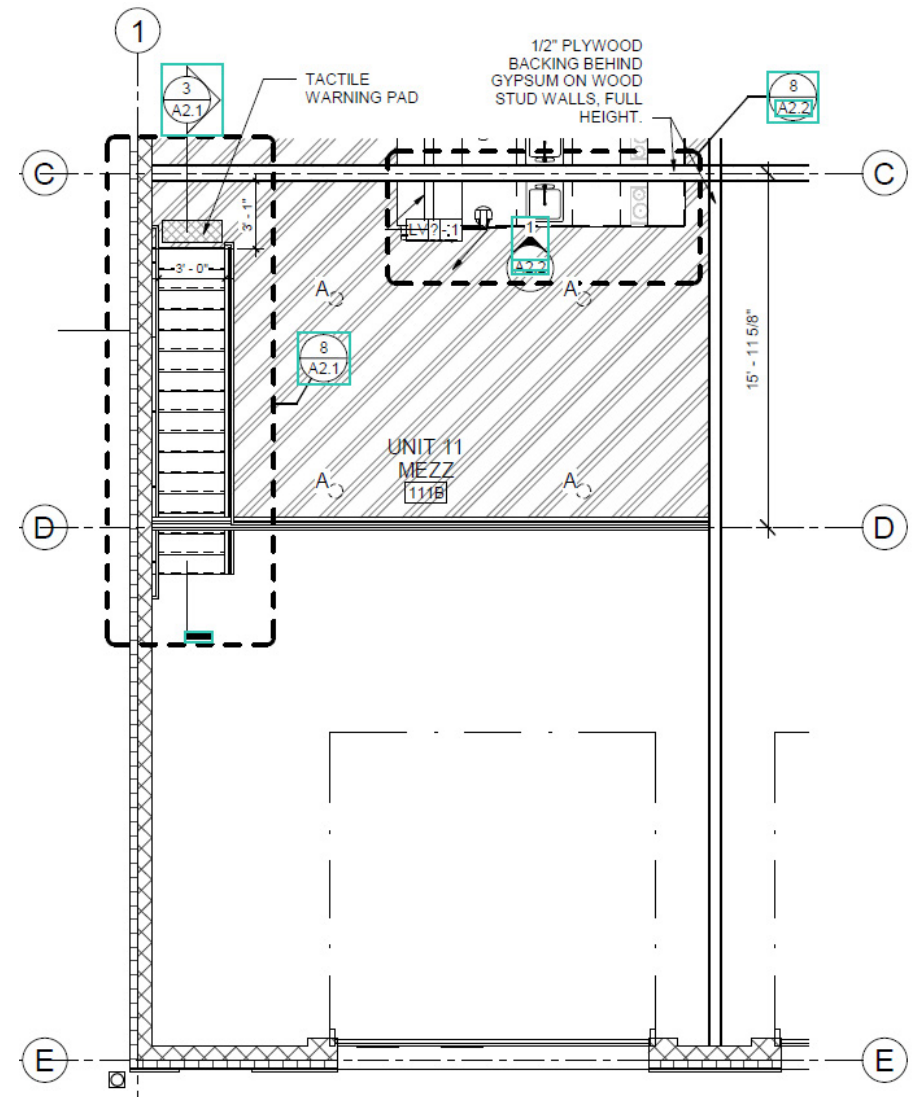
224 ROCKALL ROAD

UNIT 11

MAIN FLOOR



MEZZANINE



FOR SALE

224 ROCKALL ROAD UNIT 11

BENEFITS OF OWNERSHIP

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.



CONTACT

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