

NORTH ATLAS

COMMERCIAL REAL ESTATE

For Sale

37 NICOLA DRIVE
HEADINGLEY, MB

Price:
\$3,200,000

Property Taxes: **\$21,408.23 (2022)**

Building Size: **(+/-) 6,671 SF**

Land size: **(+/-) 3.32 Acres**

North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal

Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine

Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

OVERVIEW

FOR SALE | **37 NICOLA DRIVE** | HEADINGLEY, MB

BUILDING SIZE: (+/-) 6,671 SF

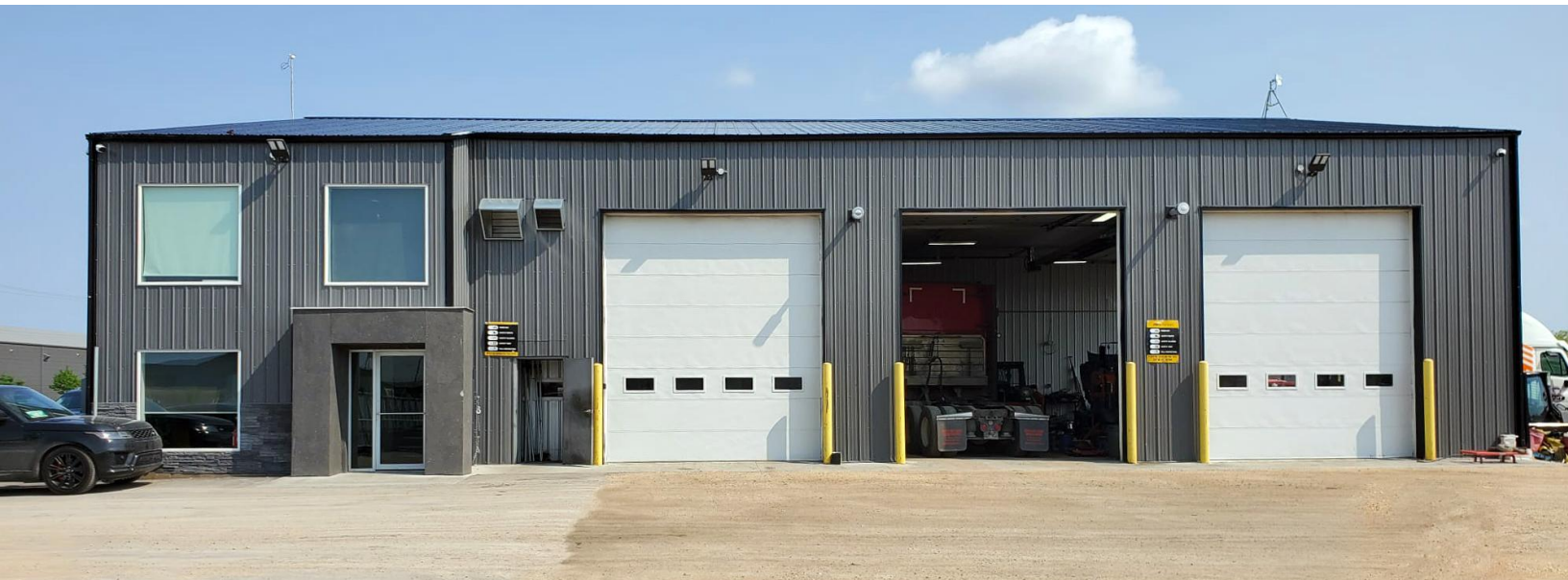
LAND SIZE: (+/-) 3.32 Acres

PURCHASE PRICE \$3,200,000.00

PROPERTY TAXES: \$21,408.23 (2022)

PROPERTY HIGHLIGHTS

- Located in Headingley Business Park with access from a controlled intersection off the Trans Canada highway (Portage Ave). Approximately 5 km away west from the Perimeter Highway.
- Gross building square footage includes area of (+/-) 5,581 sf. of main floor office, shop space plus a truck wash bay. The built out second floor Mezzanine of (+/-) 1,090 sf. includes 2 office, washroom, storage room plus open work area.
- 6 Grade Doors
- Total site is (+/-) 3.32 acres or approx. 3.8% site coverage
- 3-Phase 4-Wire 208Y/120V, 400 AMP electrical service
- Year built: 2021
- No City of Winnipeg Business Taxes
- Zoned IB: Industrial Business



North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal

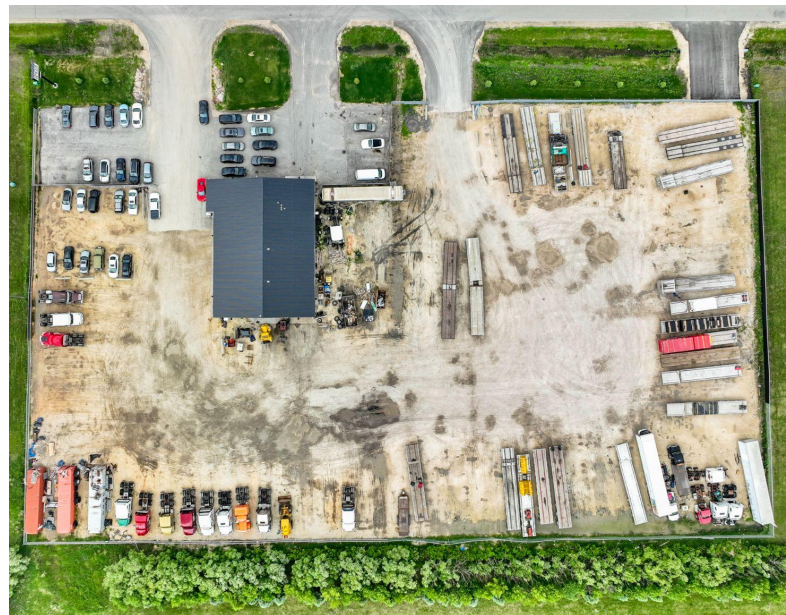
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine

Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

PROPERTY PHOTOS

FOR SALE | **37 NICOLA DRIVE** | HEADINGLEY, MB



North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal

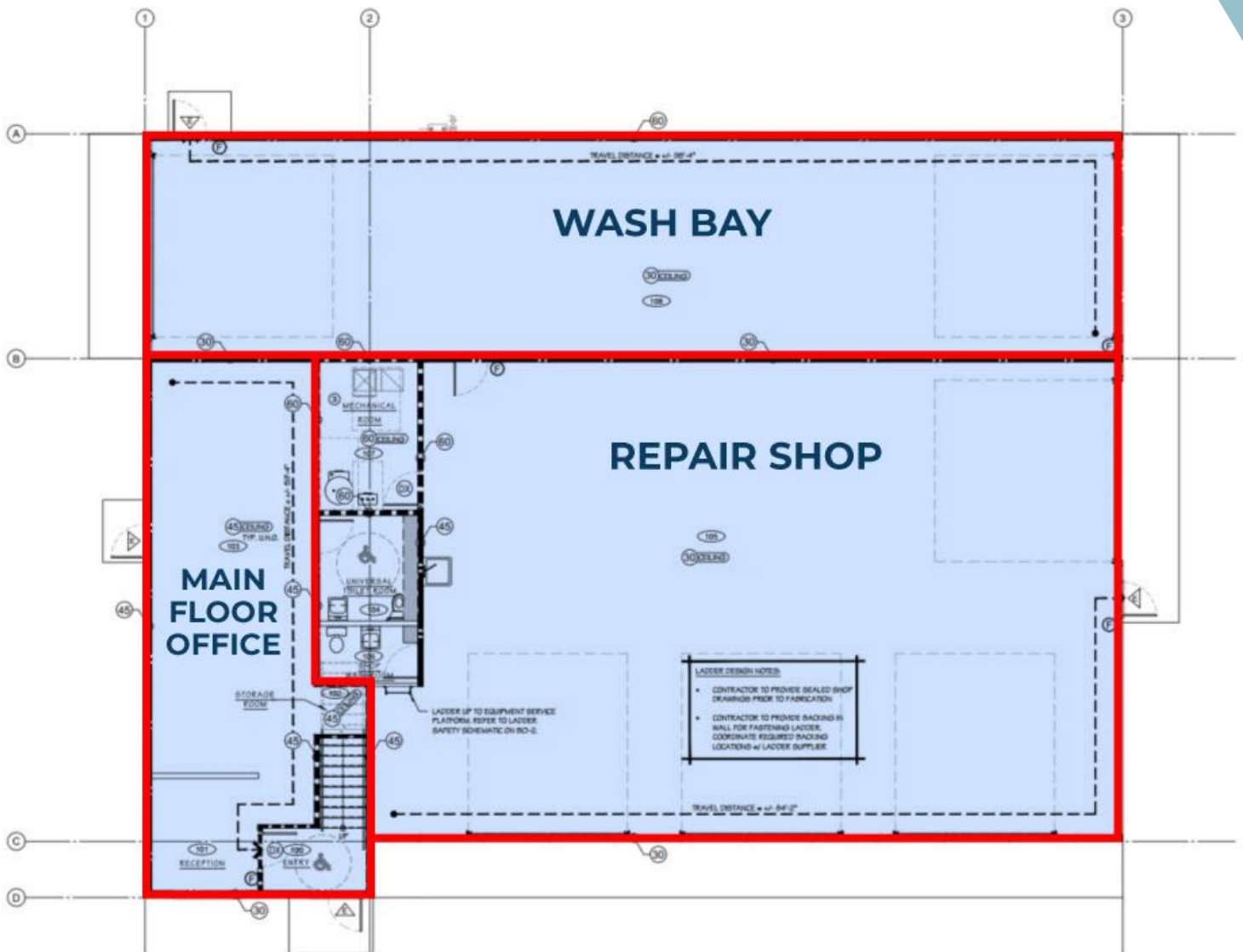
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine

Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

FLOOR PLAN

GROUND FLOOR FOR SALE | **37 NICOLA DRIVE** | HEADINGLEY, MB



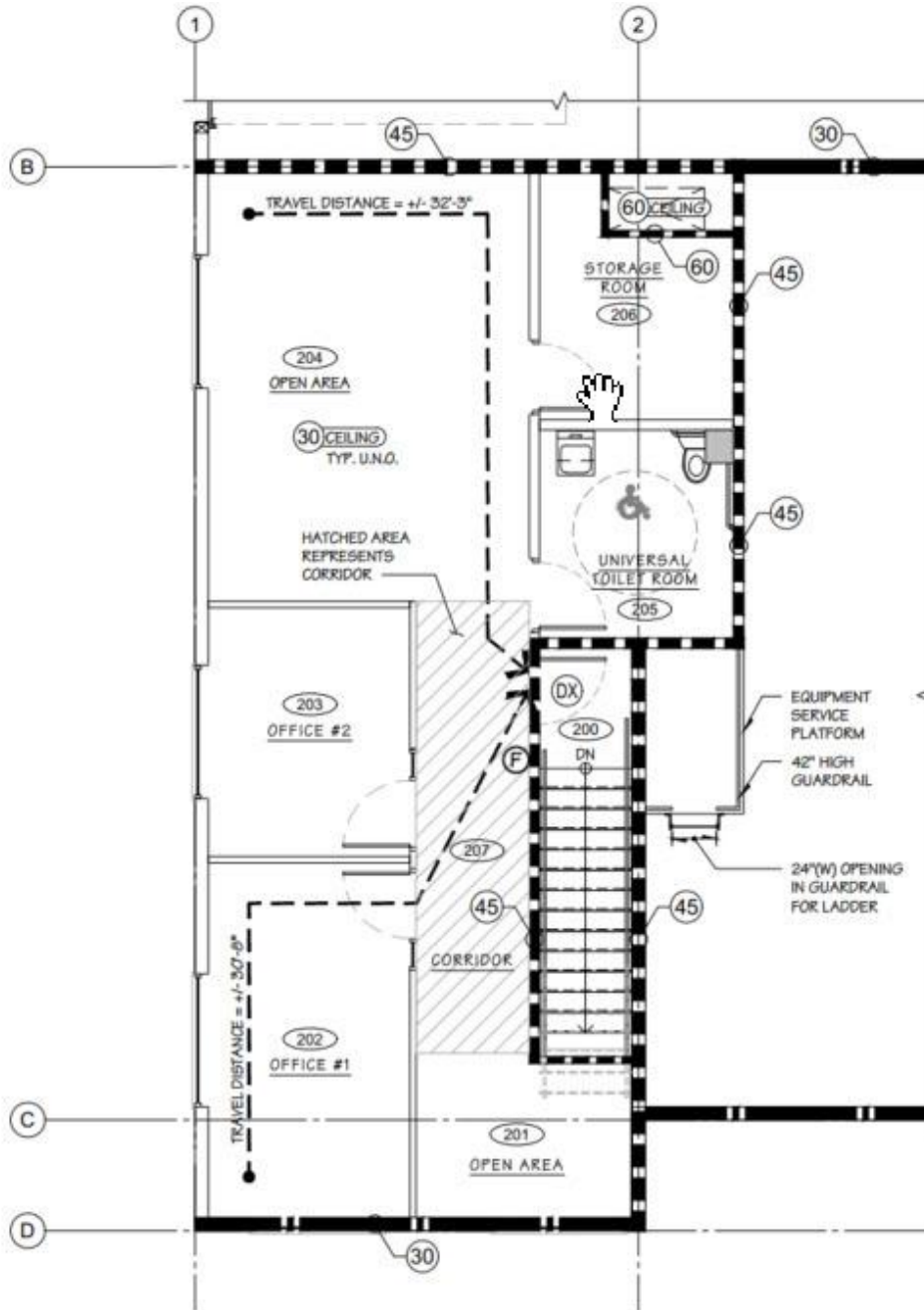
North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

FLOOR PLAN

SECOND FLOOR FOR SALE | 37 NICOLA DRIVE | HEADINGLEY, MB



North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

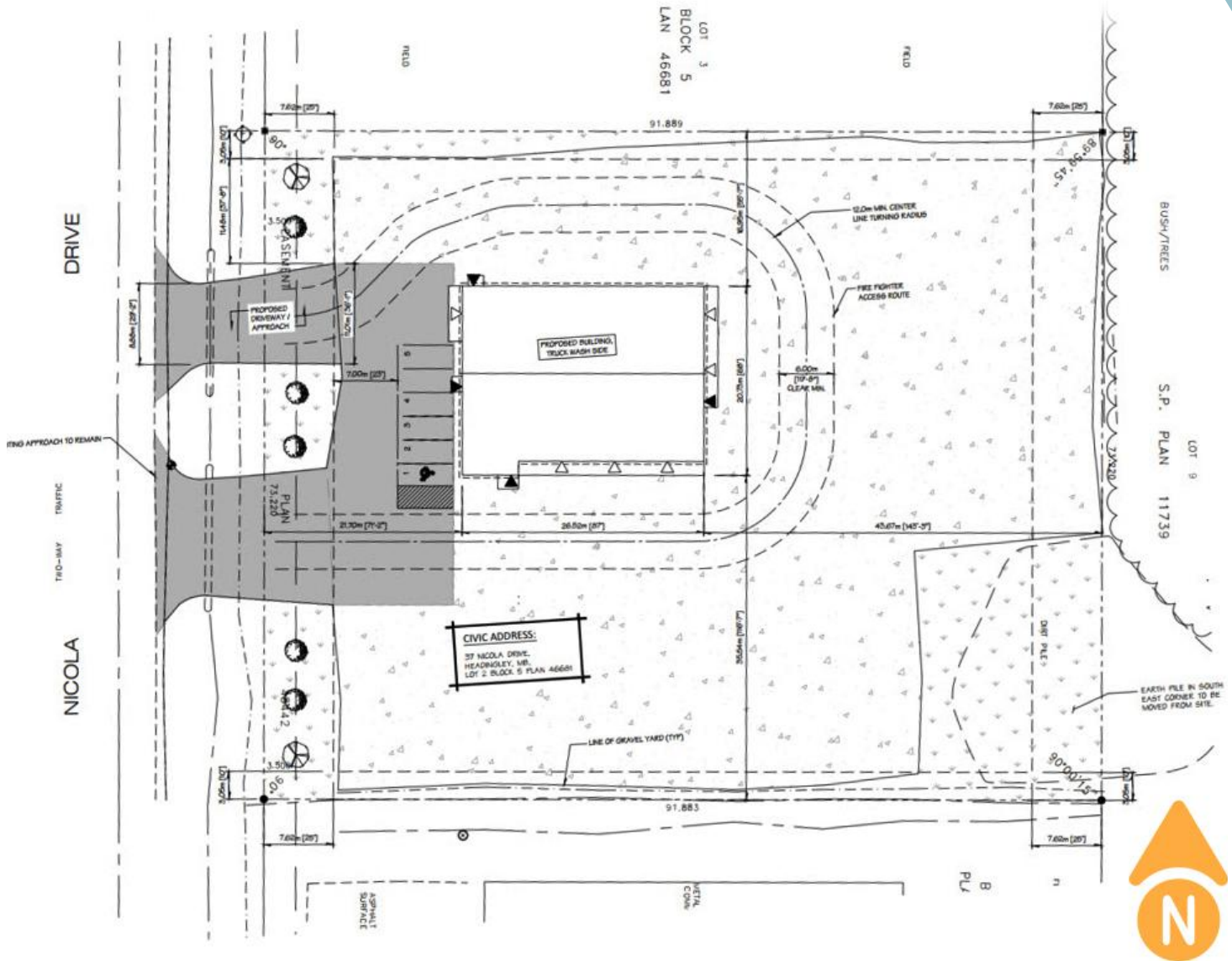
Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

NORTH ATLAS

COMMERCIAL REAL ESTATE

SITE PLAN

FOR SALE | 37 NICOLA DRIVE | HEADINGLEY, MB



North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

NORTH ATLAS

COMMERCIAL REAL ESTATE

AERIAL MAP

FOR SALE | **37 NICOLA DRIVE** | HEADINGLEY, MB



North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal

Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine

Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca