

NORTH ATLAS

COMMERCIAL REAL ESTATE

Land For Sale

14 & 15 SABRINA WAY

RM of Headingley

Price:
\$2,565,000.00

Land size: (+/-) 5.04 to 10.1 Acres (2 Lots)

North Atlas Commercial Real Estate

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

Khush Grewal

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204.891.1999 Mobile
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Jonah Levine

Partner & Managing Broker
204.918.1438 Mobile
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OVERVIEW

LAND FOR SALE | **14 & 15 SABRINA WAY** | RM OF HEADINGLEY

PROPERTY HIGHLIGHTS

- Situated in the RM of Headingley, south of Wilkes Ave and accessible via Hall Rd
- Permitted Uses include: Contractor, Manufacturing, Self Storage, Trucking Operations, etc.
- Excellent connectivity to the Perimeter Hwy
- Services available: Sewer, Water, Hydro, Bell
- The Vendor is willing to consider a Vendor Take-Back Mortgage (VTB) for a qualified buyer.
- Exempt from City of Winnipeg Business Taxes
- Zoned: IG - Industrial General



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PROPERTY PHOTOS

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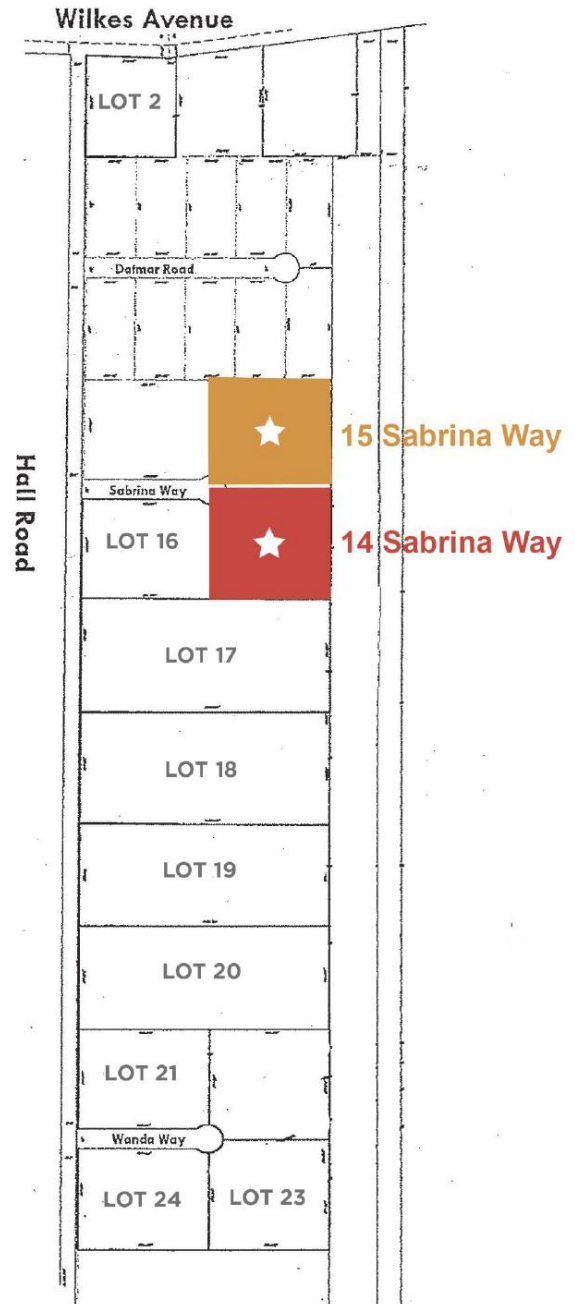
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SITE MAP

LAND FOR SALE | **14 & 15 SABRINA WAY** | RM OF HEADINGLEY

14 Sabrina Way	
Lot Size	(+/-) 5.06 Acres
Purchase Price	\$1,265,000
Property Taxes	\$5,414.69 (2022)

15 Sabrina Way	
Lot Size	(+/-) 5.04 Acres
Purchase Price	\$1,300,000
Property Taxes	\$5,392.72 (2022)



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LOGISTIC MAP

LAND FOR SALE | **14 & 15 SABRINA WAY** | RM OF HEADINGLEY



9 MIN.

Trans
Canada
Highway
#1 - West



75 MIN.

Highway 75
Pembina
Crossing



10 MIN.

Centreport
Canada
Way



25 MIN.

James A Richardson
International Airport



5 MIN.

Perimeter
Highway



13 HR.

To
Calgary



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TO LEARN MORE, CALL TODAY!



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