

NORTH ATLAS

COMMERCIAL REAL ESTATE

Land For Sale

*20-26 Headingley St
RM of Headingley, MB*

Property Size: ±2.5 Acres
Property Taxes: \$12,998.44 (2025)
Zoning: IB - Industrial Business

Sale Price: \$995,000

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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PROPERTY HIGHLIGHTS

Permitted uses include: Equipment rental and sales, building material sales, warehousing, professional services, contractor services, fleet services, vehicle rental, custom manufacturing, as well as light industrial uses.

- ±2.5 acres of graveled land (two ±1.25-acre lots), ready for development
- Paved road access to accommodate heavy truck traffic (R-TAC rated)
- Development-friendly municipality with fast approvals and low permit fees
- Fully serviced land (municipal sewer & water, hydro, gas & Bell MTS)
- Zoning: IB - Industrial Business
- No City of Winnipeg Business Taxes

Situated in Headingley Business Park with access from a controlled intersection off the Trans Canada Highway. Approximately 4 km west of the Perimeter Highway.



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PROPERTY PHOTOS

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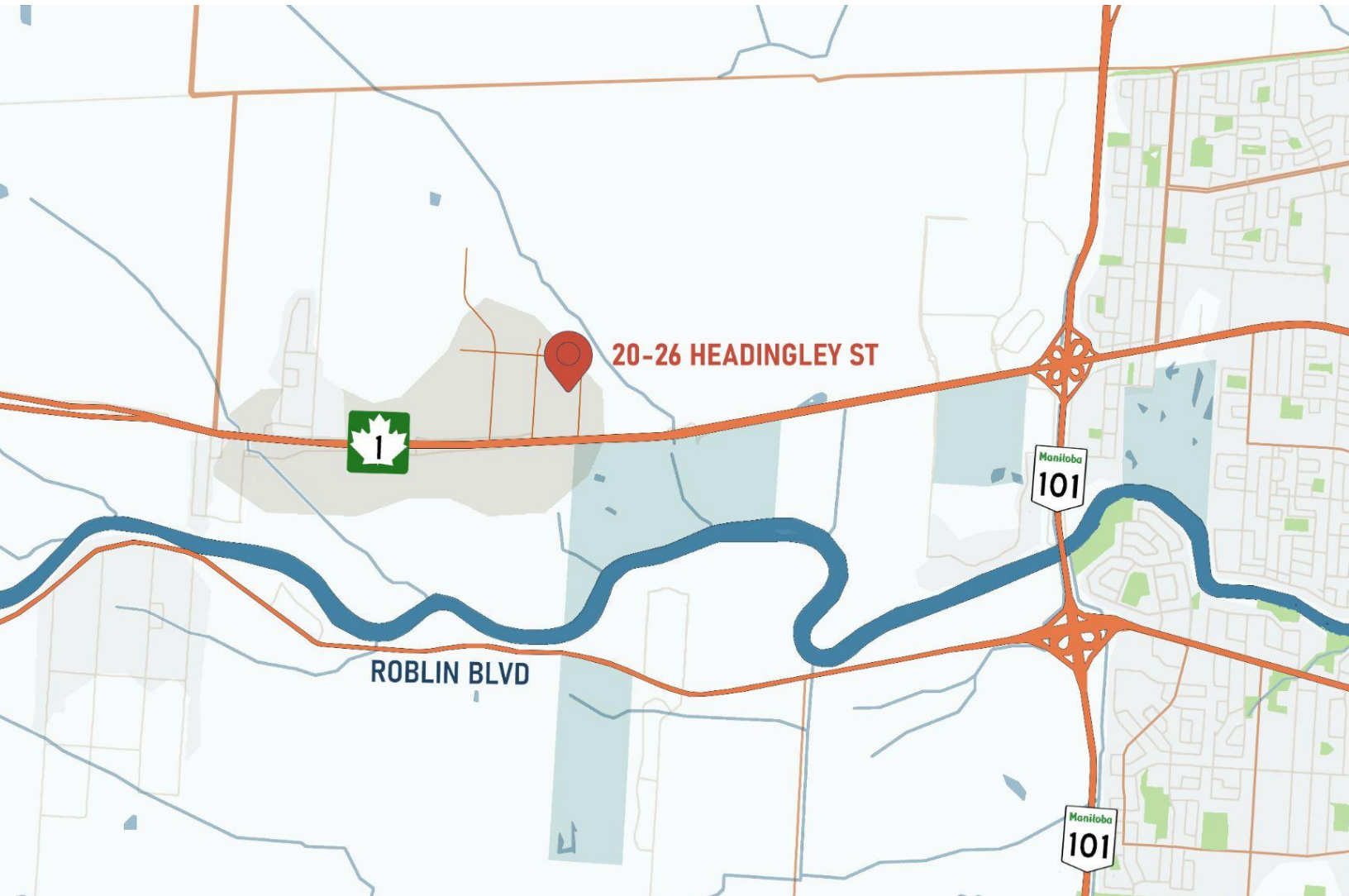
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