ICI PROPERTIES



Unit 20 - 224 Rockall Road, Headingley, Manitoba

Industrial Condo Unit in Rockall Park

For Sale

ICI PROPERTIES

Property Details

Main Floor: +/- 998 sq. ft.
Mezzanine: +/- 416 sq. ft.
Total: +/- 1,414 sq. ft.
UNIT SIZE

~~$400,000~~ **$375,000**
SALE PRICE

$4,324.08
2026 PROPERTY TAXES

$219.77/month
COMMON ELEMENT AND RESERVE FUND

IB - Industrial Business Zone
ZONING

Features

- Vacant possession
- Newly constructed flex-industrial condo development
- Parking in front of unit plus one assigned spot suitable for trailer or other vehicles
- Unit is finished with mezzanine, open office and kitchentte
- Main floor features warehouse and washroom
- 18-foot clear ceiling height and 14' x 14' grade-level overhead door for easy loading access
- Secure, fully paved and fenced site with parking in front of unit
- Ideally situated just off Roblin Boulevard, with seamless access to the Perimeter Highway
- Located in the RM of Headingley with no City of Winnipeg business taxes



Highlights

Located in the
RM OF HEADINGLEY

Excellent Access
TO MAJOR TRANSPORTATION ROUTES

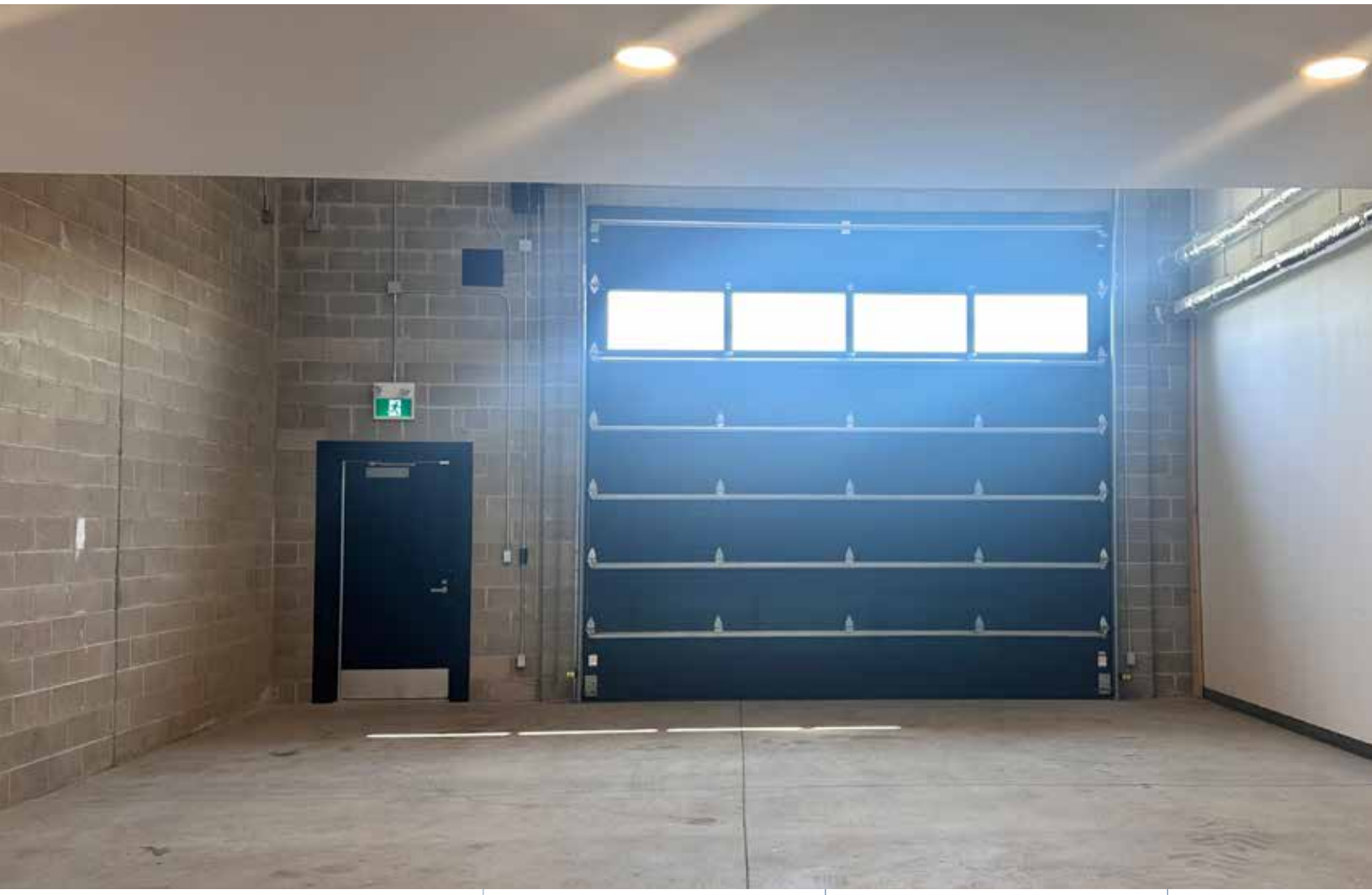
Ideally Suited For
LIGHT INDUSTRIAL OR SMALL BUSINESS USES

Fully Fenced
COMPOUND

ICI PROPERTIES







For Sale

Unit 20 - 224 Rockall Road, Headingley, Manitoba
iciproperties.com

ICI PROPERTIES





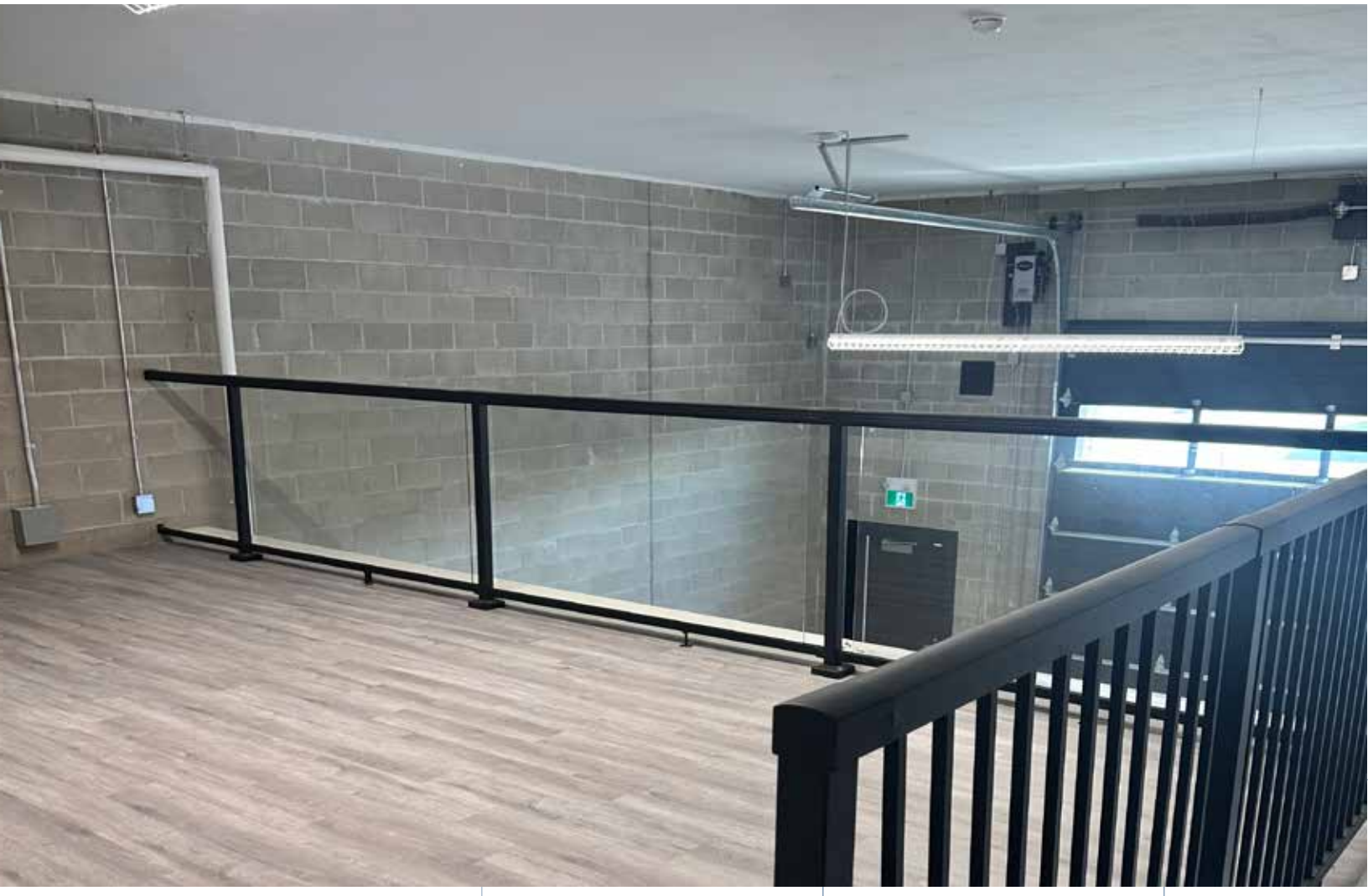


For Sale

ICI PROPERTIES







For Sale

Unit 20 - 224 Rockall Road, Headingley, Manitoba
iciproperties.com

ICI PROPERTIES







For Sale

Unit 20 - 224 Rockall Road, Headingley, Manitoba
iciproperties.com

ICI PROPERTIES



Connect with us today!

iciproperties.com

Jane Arnot*
VICE PRESIDENT

jarnot@iciproperties.com
204-471-1248

DISCLAIMER The information contained herein has been obtained from sources believed to be reliable; however, neither the Vendor/Landlord nor ICI Properties makes any representations, warranties, or guarantees, express or implied, as to the accuracy, completeness, or currency of such information. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may differ materially from actual results. Some images or renderings used in this brochure may be enhanced or generated using artificial intelligence (AI) for illustrative purposes and may not depict actual properties or conditions. Prospective purchasers and tenants are strongly advised to conduct their own independent investigations and due diligence to verify all information. The property and any offering terms are subject to change or withdrawal without notice. Neither the Vendor/Landlord nor ICI Properties shall be liable for any direct, indirect, incidental, consequential, or special losses or damages arising from reliance upon this information or any omission. In the event the recipient has executed a confidentiality or nondisclosure agreement in connection with this property, the terms of such agreement shall govern. ©2026 ICI Properties. All rights reserved.

**Services provided by Jane Geraldine Arnot Personal Real Estate Corporation*