

COMMERCIAL CONDOS FOR SALE IN HEADINGLEY, MB

ROCKALL PARK PHASE II

UNITS STARTING AT \$345,000



ESTIMATED COMPLETION DATE OF JUNE 2026

mmi asset management

CUSHMAN & WAKEFIELD
Winnipeg

Stevenson



PROPERTY HIGHLIGHTS

- New state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard
- Excellent access to the Perimeter Highway and Roblin Blvd with future access from Wilkes Ave
- Ideal for small business uses including light industrial, contractors, or showroom space and hobbieist uses such as storage for cars, boats, RVs, and more
- No City of Winnipeg business taxes
- Option to combine adjacent units to create drive through access
- Site fully serviced with water, sewer, gas, hydro, and BellMTS fibre internet
- Paved, fenced, and secured site with an asphalt compound area
- Unit customization menu list available upon request





UNIT SPECIFICATIONS

Price	Starting at \$345,000
Dimensions	26' x 45'
Area	1,170 sf
Ceiling Height	18 ft
Loading	14' x 14 ' grade level door with automatic opener
Zoning	IB - Industrial Business Zone



BDC is available to support small business owners

- Commercial mortgages for owner occupied properties up to 100% of purchase price
(On approved credit, subject to BDC)
- 25 year amortization available & up to 24 months interest only
- 5, 10, 15 and 25 year fixed rates available

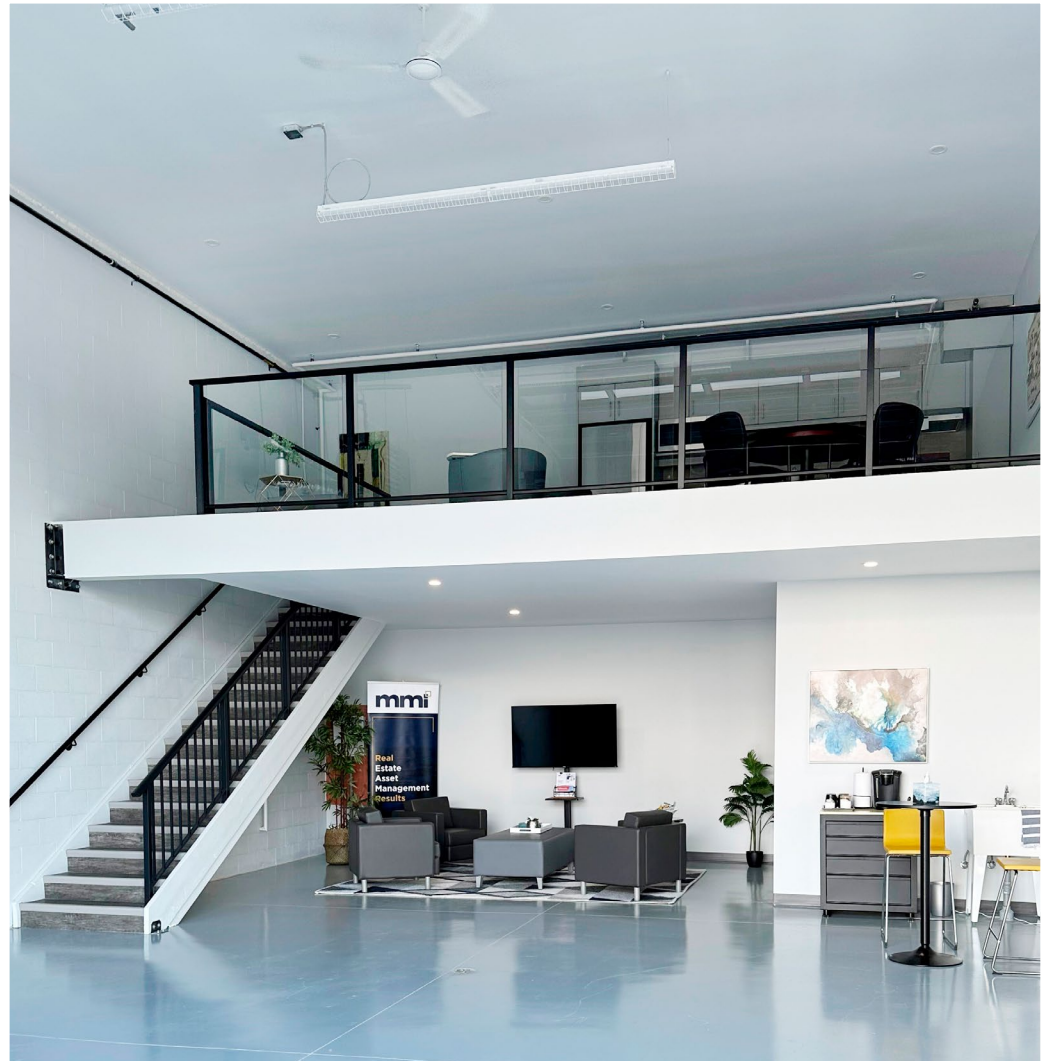
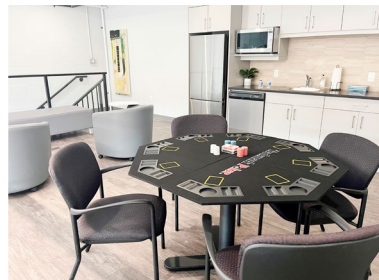
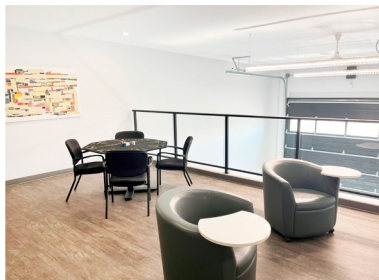


SMALL BUSINESS & HOBBYISTS

Perfect for light industrial use, contractors, showroom space, or securely storing your cars, boats, snowmobiles, RVs, and more.

PROPERTY HIGHLIGHTS

- Capitalize on Rockall Park's ideal location on the west Perimeter
- One 14' x 14' grade loading door per unit
- (+/-) 18' ceiling height
- Option to combine adjacent units, potential for drive through access
- Unit customization menu list available upon request



FOREST GROVE ESTATES

RESIDENTIAL DEVELOPMENT

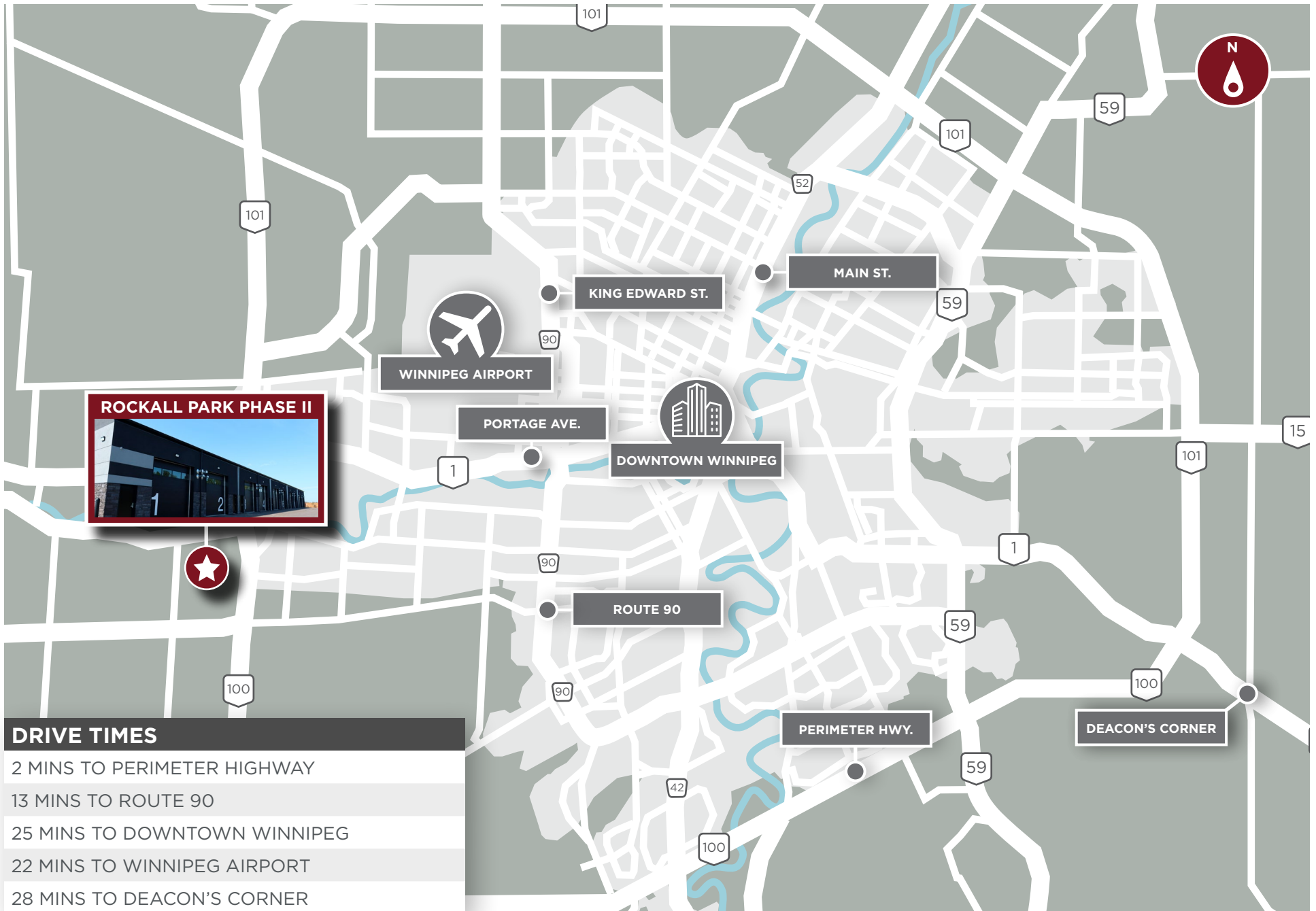
PHASE 1 (+/-) 391 ACRES IN TOTAL

- Rockall Park is situated near the rapidly expanding Forest Grove Estates residential development, which is attracting more residents to the area and enhancing the park's convenience and accessibility.
- 84 single family dwellings
- Up to 300 unites of ages 50+
- 35 units of bungalow condos

[Click HERE for more information](#)



LOCATION OVERVIEW

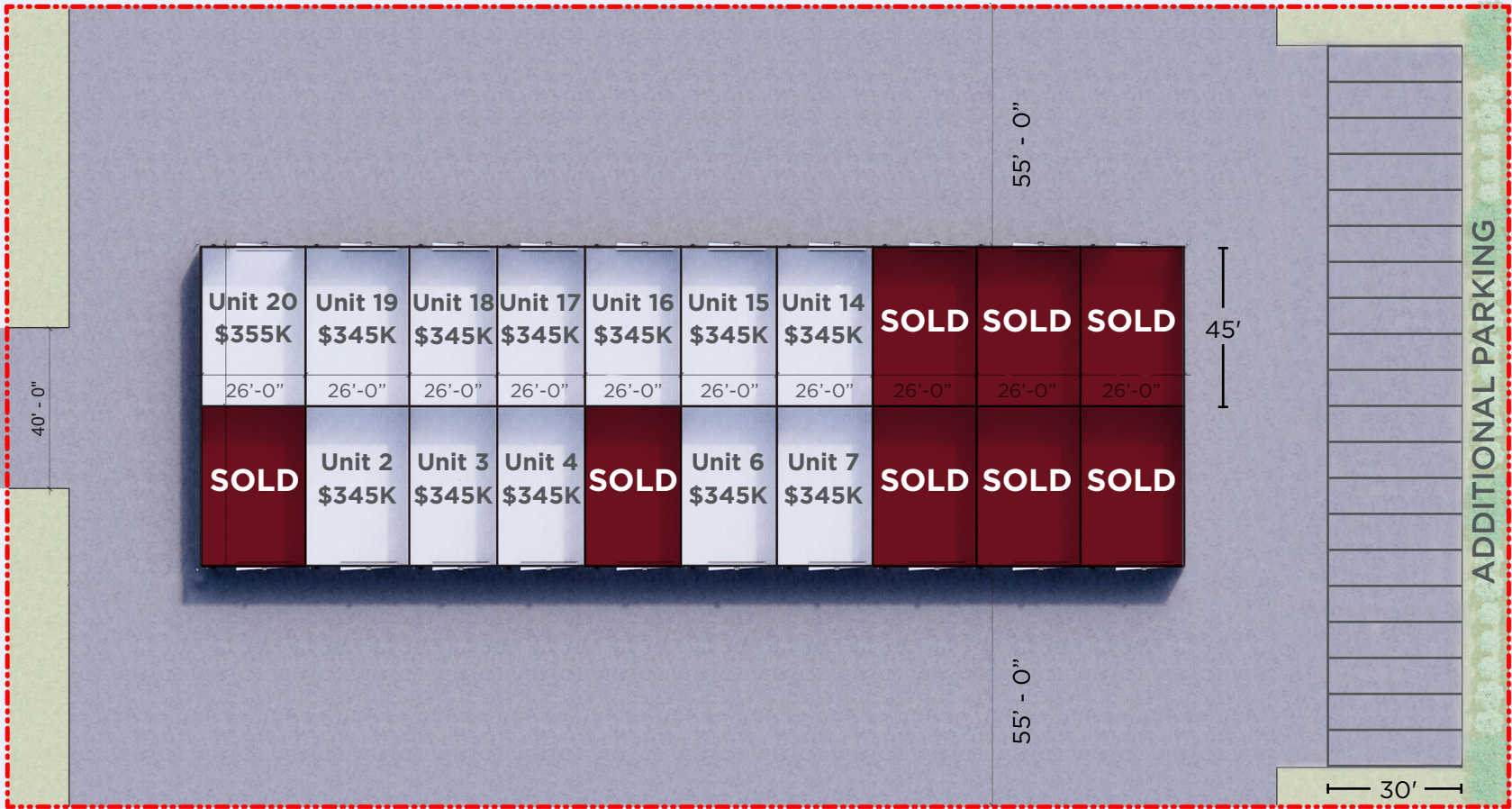


SITE PLAN - JUNE 2026 ESTIMATED COMPLETION



SF PER UNIT: (+/-) 1,170

ROCKALL ROAD





BENEFITS OF OWNERSHIP

<p>Growing Equity By investing in real estate, you will be able to create equity.</p>	OWN	LEASE	<p>No Value Generated While renting, you cannot create equity through property, thus no long term economic benefits are attained.</p>
<p>Rental Hikes No concern of rental hikes.</p>	OWN	LEASE	<p>Rental Hikes Rental hikes are beyond your control and left to the Landlord and market to decide.</p>
<p>Management Fees Decided by the condo board which you can elect to be a part and participate in annual meetings.</p>	OWN	LEASE	<p>Management Fees Controlled by the Landlord/Management company, beyond your control.</p>
<p>Upgrades Add Value Improvements completed will increase the value of your investment, thus increasing the equity value.</p>	OWN	LEASE	<p>Improving Space Adds Cost Improvements become part of the space resulting in possible rent increase.</p>
<p>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.</p>	OWN	LEASE	<p>No Value Carried Forward No economic benefits will be carried forward once the lease ends and you no longer occupy the unit.</p>

LEASING VS. OWNERSHIP

LEASE	Year 1	Year 2	Year 3	Year 4	Year 5
Net Rent psf	\$16.50	\$16.75	\$17.00	\$17.25	\$17.50
Annual Rental Payments	\$19,305	\$19,598	\$19,890	\$20,183	\$20,475
Monthly Rental Payments	\$1,609	\$1,633	\$1,658	\$1,682	\$1,706

OWN	Year 1	Year 2	Year 3	Year 4	Year 5
Mortgage Estimates					
Interest	\$21,563	\$21,183	\$20,780	\$20,352	\$19,897
Principle Repayment	\$6,070	\$6,450	\$6,853	\$7,281	\$7,736
Annual Mortgage Payment	\$27,633	\$27,633	\$27,633	\$27,633	\$27,633
Monthly Mortgage Payment	\$2,303	\$2,303	\$2,303	\$2,303	\$2,303
Monthly Principle Reduction	\$506	\$537	\$571	\$607	\$645
Net Monthly Ownership Cost	\$1,797	\$1,765	\$1,732	\$1,696	\$1,658

*MONTHLY COMPARISON	Year 1	Year 2	Year 3	Year 4	Year 5
Lease	\$1,609	\$1,633	\$1,658	\$1,682	\$1,706
Own	\$1,797	\$1,765	\$1,732	\$1,696	\$1,658

* Excludes operating costs, taxes and reserve fund contribution

*ASSUMPTIONS:	
Unit Size sf	1,170
Unit Sale Price psf	\$294.87
Purchase Price	\$345,000
Loan to Value Ratio	100%
*Mortgage Available	\$345,000
Mortgage Rate 5 Year Term	6.25%
Mortgage Amortization (years)	25
Mortgage Term (years)	5

*The above is used for illustration purposes and actual numbers may vary.



ROCKALL PARK

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