



Investment Sale

224 ROCKALL RD, UNIT 1

FULLY LEASED COMMERCIAL FLEX OFFICE/R&D FOR SALE
IN ROCKALL PARK IN HEADINGLEY, MANITOBA

- Main floor has 2 private offices and a printer/mail room as well as reception and open warehouse/showroom space
- Mezzanine has a staff room with kitchenette and a board room overlooking the warehouse/showroom

Jane
ARNOT

JANEARNOT.COM

JANE@JANEARNOT.COM

204 477 0500

RE/MAX
COMMERCIAL

Highlights

224 ROCKALL RD, UNIT 1



Newly completed Rockall Road provides excellent access off Roblin Boulevard

Zoning	IB
Main	±998 SF
Mezzanine	±416 SF
Total SF	±1,414 SF

- Tenant in place for 3 years
- Loading is a 14' x 14' grade loading door and +/-18' ceilings with glazing to allow natural light into the unit.
- Fenced compound and assigned parking in front of unit
- No business taxes

Unit	SQ FT (±)	Sale Price	Property Tax (est. 2024)	Net Operating Income (2024)	Cap Rate
1	1,414	\$400,000	\$2,311.13	\$24,038	6.0%



JANEARNOT.COM

JANE@JANEARNOT.COM

204 477 0500



Location

224 ROCKALL RD,
UNIT 1



Conveniently located



Shopping & Grocery



Somewhat bikeable



No culture & entertainment nearby



Some food & drink



Some amenities nearby



Car-dependent



JANEARNOT.COM

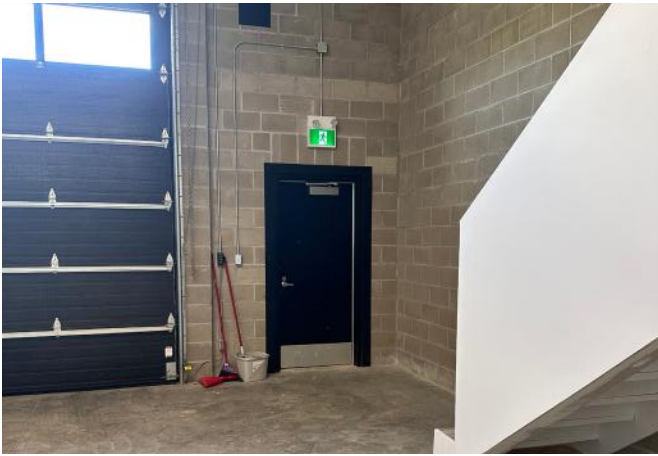
JANE@JANEARNOT.COM

204 477 0500



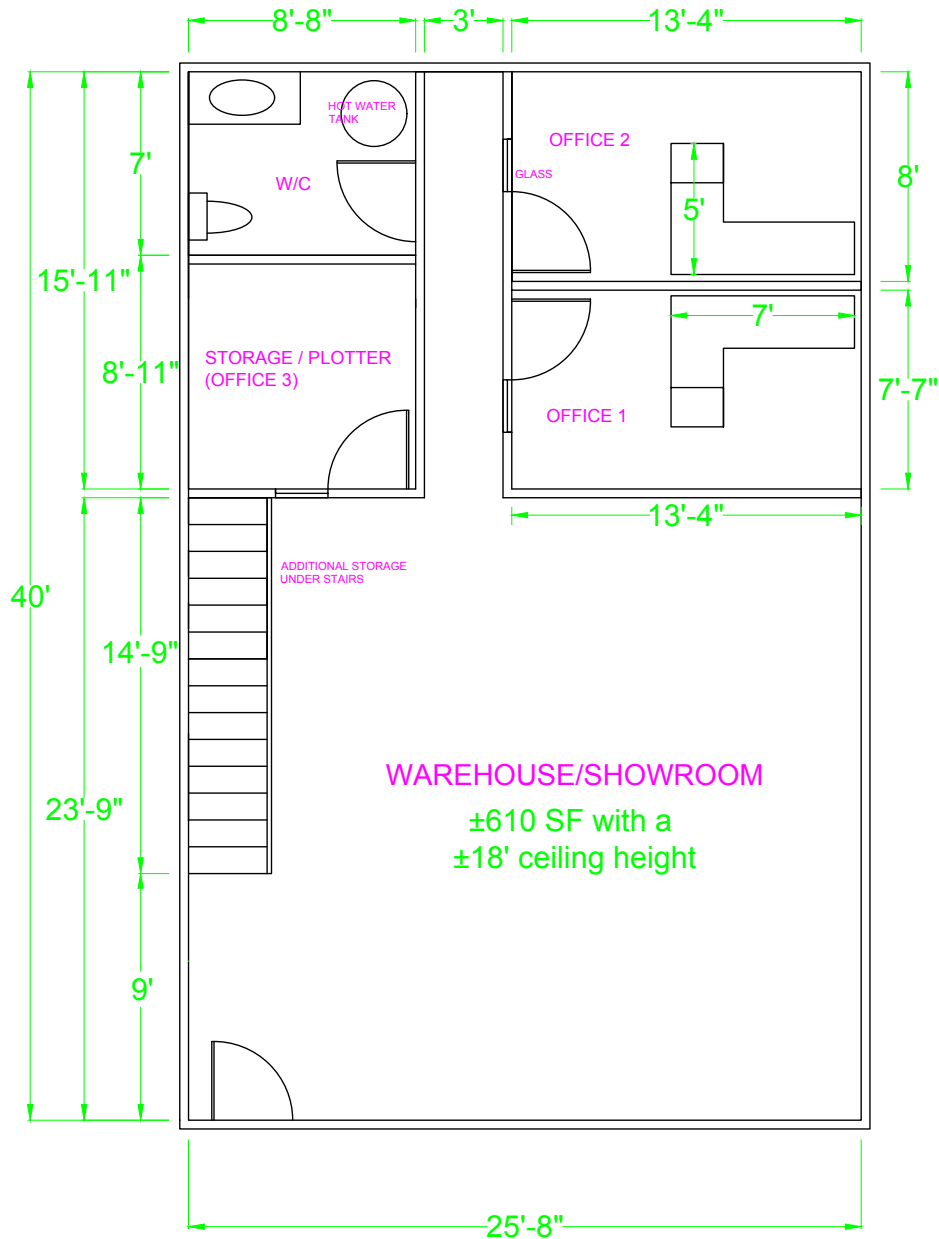
Images

224 ROCKALL RD,
UNIT 1



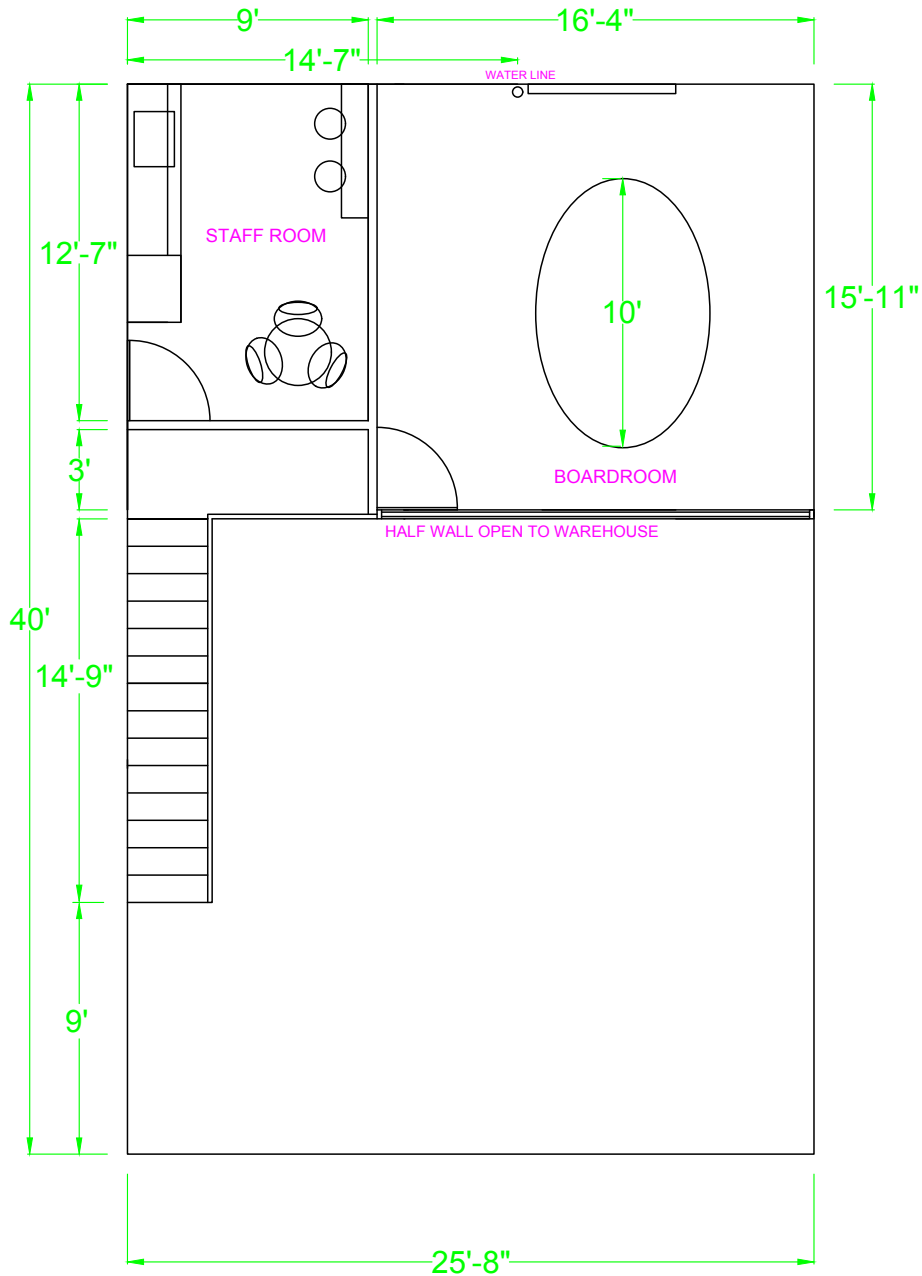
Floor plan

MAIN FLOOR



Floor plan

MEZZANINE





Contact

Presented by:



Jane Geraldine Arnot, Personal Real Estate Corporation
RE/MAX Professionals

OFFICE: 1601 BUFFALO PLACE WINNIPEG, MB R3T 3K7
TEL: 204 477 0500
DIRECT: 204 471 1248
EMAIL: jane@janearnot.com
WEB: janearnot.com
SOCIAL: [linkedin.com/in/jane-arnot-2964a97](https://www.linkedin.com/in/jane-arnot-2964a97)

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Service provided by: Jane Geraldine Arnot Personal Real Estate Corporation. RE/MAX Professionals. Each office is independently owned and operated.

