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RE/MAX COMMERCIAL

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Riel Industrial Parc

Sainte-Agathe, Manitoba

±1.44 - 3.03 Acre Industrial Lots **For Sale**

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The **Parc**

Property Overview

Riel Industrial Parc is a strategically located industrial development in Sainte-Agathe, Manitoba, approximately 20 minutes south of Winnipeg and 45 minutes from the U.S. border along the Mid-Continent Trade Corridor at the junction of Highway 75 and Provincial Road 305. The parc has been developed in multiple phases to accommodate growing demand for industrial, logistics, and service-commercial users, with existing businesses already established throughout the parc. The parc also benefits from proximity to a Canadian National (CN) mainline rail corridor running along its western boundary, providing potential logistical advantages for businesses involved in shipping, distribution, or import/export operations.

Phase 3 represents the current phase of development, introducing fully serviced lots supported by infrastructure including industrial-capacity hydro, natural gas, water, sewer, and high-speed internet. Ten lots remain available in Phase 3, ranging in size from 1.44 to 3.03 acres, providing flexible development opportunities for transportation, warehousing, manufacturing, and other industrial users seeking proximity to Winnipeg and key north-south trade routes.

ADDRESSES	LOT	TITLE	ROLL	ZONING	LAND SIZE	PRICE PER ACRE	TOTAL PRICE
133 PRAIRIE ROAD	1	2922282	234870.000	Industrial	2.18	$182,000.00	$396,760.00
157 PRAIRIE ROAD	2	2922292	234871.000	Industrial	1.99	$182,000.00	$362,180.00
183 PRAIRIE ROAD	3	2922295	234872.000	Industrial	2.11	$182,000.00	$384,020.00
207 PRAIRIE ROAD	4	2922300	234873.000	Industrial	2.14	$182,000.00	$389,480.00
796 VOYAGEUR ROAD	6	2922312	234875.000	Industrial	1.44	$182,000.00	$262,080.00
758 VOYAGEUR ROAD	7	2922336	234876.000	Industrial	1.48	$182,000.00	$269,360.00
688 BATOCHE WAY	12	2865164	234881.000	Industrial	2.40	$182,000.00	$436,800.00
642 BATOCHE WAY	13	2865168	234882.000	Industrial	2.40	$182,000.00	$436,800.00
618 BATOCHE WAY	14	2865170	234883.000	Industrial	2.41	$182,000.00	$438,620.00
570 BATOCHE WAY	15	2865172	234884.000	Industrial	3.03	$182,000.00	$551,460.00

Price Per Acre
$182,000.00

Lot Sizes
1.44-3.03 AC

Traffic Count (2024)
11,520 AADT

The Map

HIGHWAY 305
CANADIAN NATIONAL RAILWAY
ORENDA COMMODITY SERVICES
CHEMIN BATOCHE WAY
BOULET BROS CONCRETE
RIVERBEND MILLWORK
PILOT FLYING J
STORAGE BROS
SURCA TRANSPORT
CHEMIN VOYAGEUR ROAD
CHEMIN BISON ROAD
TREE SUN TRANSPORTATION
HEMP OIL CANADA
NORTHBOUND 20 MINUTES TO WINNIPEG
HIGHWAY 75
SOLD
570 BATOCHE WAY LOT 15 ±3.03 Acres
618 BATOCHE WAY LOT 14 ±2.41 Acres
642 BATOCHE WAY LOT 13 ±2.40 Acres
688 BATOCHE WAY LOT 12 ±2.40 Acres
CHEMIN BATOCHE WAY
133 PRAIRIE ROAD LOT 1 ±2.18 Acres
157 PRAIRIE ROAD LOT 2 ±1.99 Acres
183 PRAIRIE ROAD LOT 3 ±2.11 Acres
207 PRAIRIE ROAD LOT 4 ±2.14 Acres
758 VOYAGEUR ROAD LOT 7 ±1.48 Acres
796 VOYAGEUR ROAD LOT 6 ±1.44 Acres
CHEMIN PRAIRIE ROAD
HIGHWAY 75
SOUTHBOUND 45 MINUTES TO U.S. BORDER

The **Photos**

The **Area**

Sainte-Agathe, Manitoba

Located just 20 minutes south of Winnipeg and 45 minutes from the U.S. border, Ste. Agathe (Sainte-Agathe) is a premier industrial hub within the Rural Municipality of Ritchot. Positioned directly on the Mid-Continent Trade Corridor (Highway 75), the community provides a high-visibility, high-access environment for businesses serving both the Winnipeg Capital Region and international markets.

At the core of this growth is the Riel Industrial Parc, a meticulously planned development designed to support the needs of modern industry. With a focus on logistics, value-added agriculture, and manufacturing, the parc offers fully serviced lots with heavy-duty infrastructure, including industrial-capacity hydro, natural gas, and high-speed fiber internet.

Ste. Agathe is one of the few rural communities in Manitoba offering a **dual-advantage of highway and rail connectivity.** The community is bisected by the CN Letellier Subdivision, a critical north-south rail artery. This is anchored by the Viterra high-throughput grain terminal, which features a massive loop track capable of loading 134 railcars with access to both CN and BNSF rail lines, connecting local industry directly to the heart of the United States.

The RM of Ritchot has prioritized industrial readiness. **Recent major investments include the $61-million reconstruction of Highway 75 to ensure heavy-truck durability and the $48-million rehabilitation of the Louis Riel Bridge (PR 305), scheduled for completion in late 2026**. These upgrades ensure seamless east-west and north-south movement for logistics and transport-based businesses.

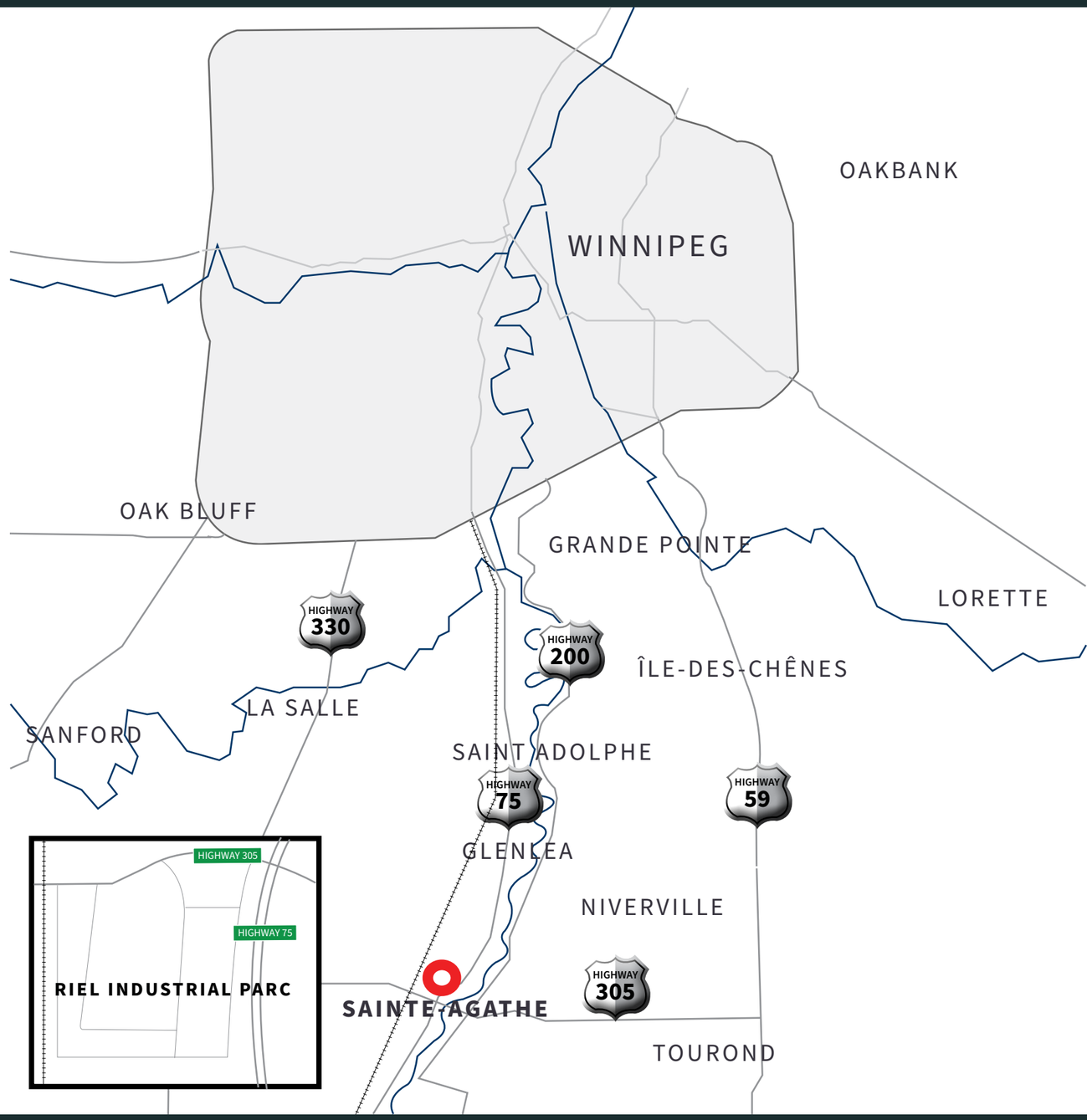
Prime Highway Exposure: Strategically located at the junction of Highway 75 and PR 305, providing direct access to the main trucking route between Winnipeg and the Emerson-Pembina U.S. port of entry.

Rail-Ready Access: Served by the CN Rail network, offering businesses significant logistics efficiencies for bulk transport and international shipping.

Fully Serviced Lots: Available light industrial and highway commercial lots include 10-inch water mains, municipal sewer, industrial-grade power, and natural gas.

Bilingual Labor Force: Access to a skilled, stable, and bilingual local workforce of over 8,000 residents across the municipality and neighboring regions.

Tax Incentive Program: The RM provides a multi-year municipal tax credit for “Other Property” improvements that increase assessed value by at least $10,000. Qualifying owners receive a declining subsidy on incremental taxes—starting at 100% in Year 1—for a term of one to five years based on investment size.



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