

RE/MAX PERFORMANCE RE/MAX COMMERCIAL

Prime Riverfront Development Opportunity For Sale

215 & 223-225 Chemin Pembina Trail

Sainte-Agathe, Manitoba

Cliff Dyck*
Commercial Real Estate Advisory
(204) 451-0577
cliff@dycktoni.com

Taylor Toni*
Commercial Real Estate Advisory
(204) 479-1049
taylor@dycktoni.com

Property Highlights

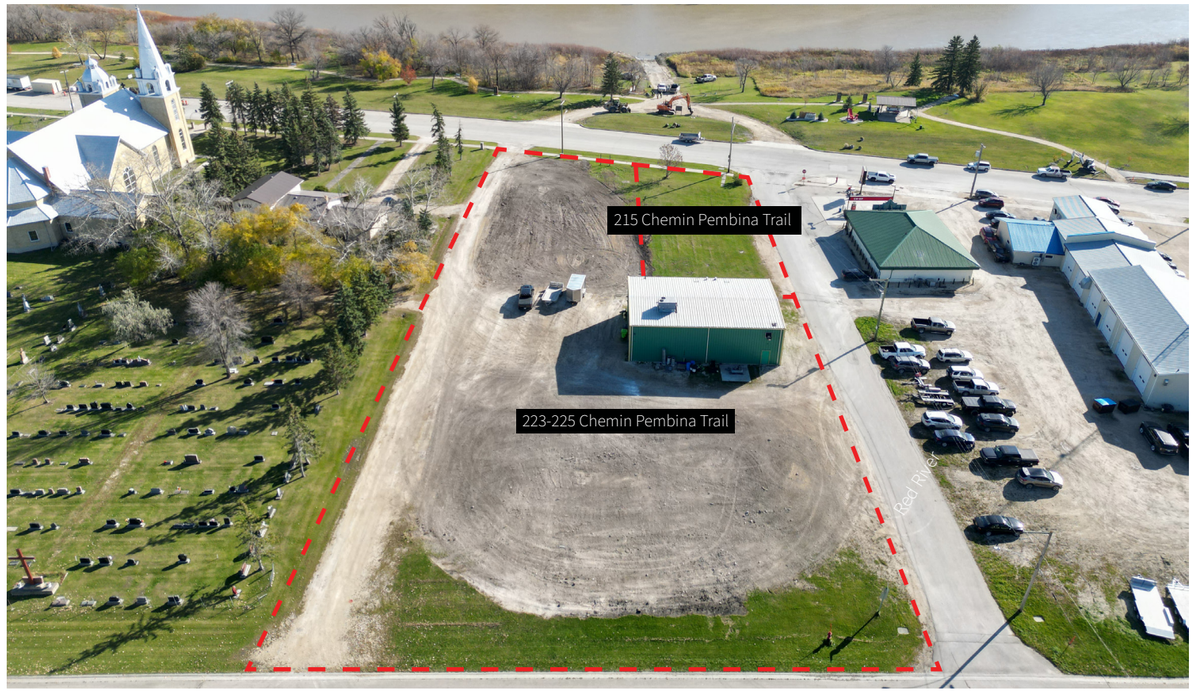
215 & 223-225 Chemin Pembina Trail, Sainte-Agathe, Manitoba

Prime Riverfront Development Opportunity For Sale

- Riverfront lots located at the northwest corner of Chemin Pembina Trail and Samoiset Avenue
- Conceptual plans in place for a 3-storey, 43-unit multi-family development
- Zoning permits mixed-use development with main-floor commercial potential
- Sainte-Agathe offers a compelling opportunity driven by strong housing demand

Purchase Price	$800,000.00	
Civic Address	215 Chemin Pembina Trail	223-225 Chemin Pembina Trail
Lot Sizes	0.26 acres	0.98 acres
Total Lot Size	1.24 acres	
Frontage	71.70 feet	98.40 feet
Zoning	CC - Community Commercial	CC - Community Commercial
Title #	2643638	2819220 & 2819222
Roll #	250500.000	250300.000
Legal Description	7—26373 ORG RL-567-AG-3760	6--26373 8--26373 ORG RL-565-AG-3760 ORG RL-567-AG-3760

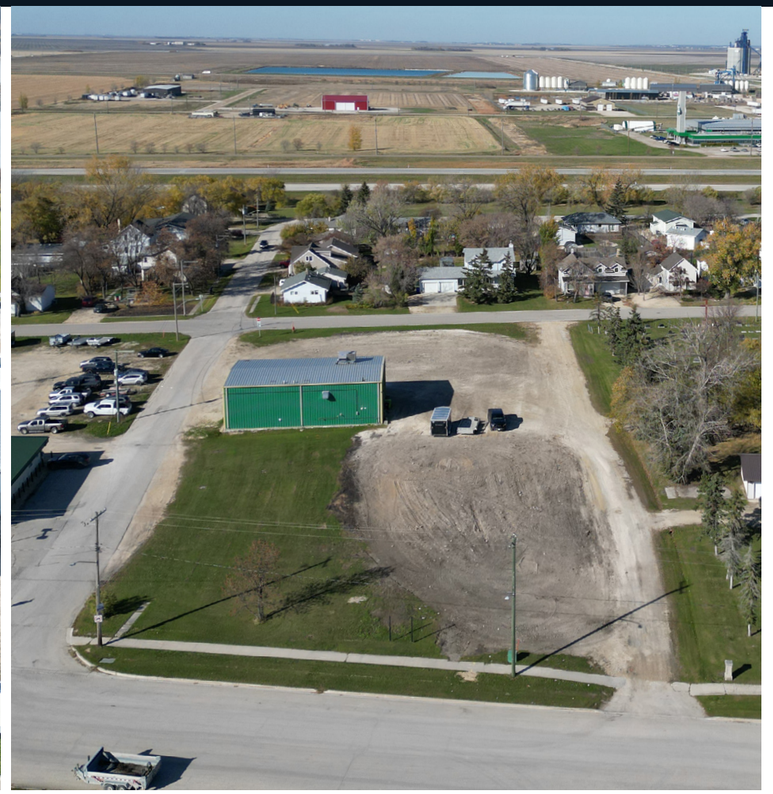






Photos













The Area

Sainte-Agathe, Manitoba

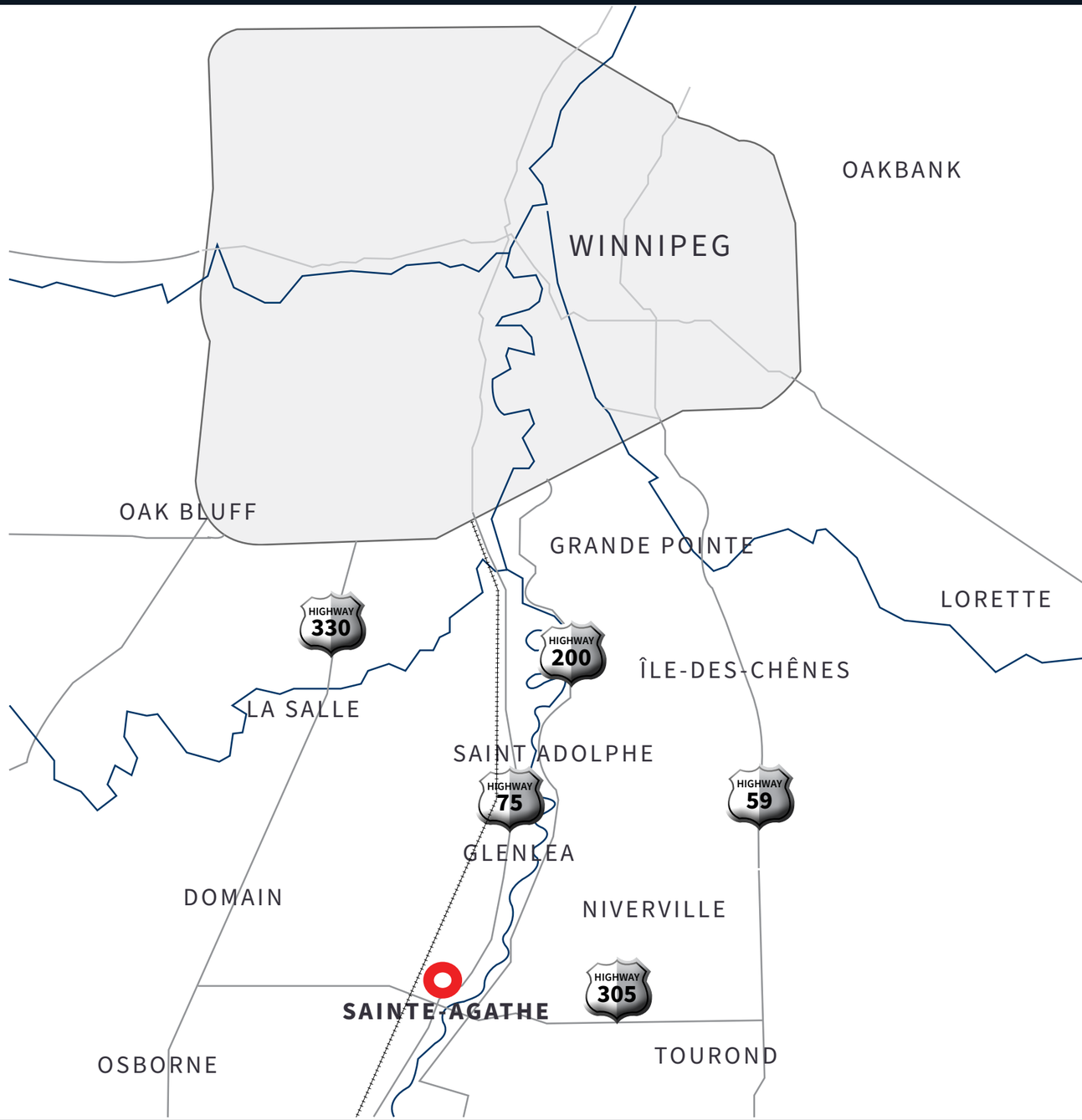
Located just 20 minutes south of Winnipeg, Ste. Agathe (Sainte-Agathe) is an emerging residential community within the Rural Municipality of Ritchot, offering a compelling opportunity for multi-family development. With direct access to Highway 75, the town provides convenient connectivity to the Winnipeg Capital Region, making it an increasingly attractive option for commuters seeking affordability, space, and a strong sense of community.

Driven by steady population growth and limited rental inventory, Ste. Agathe is experiencing rising demand for quality multi-family housing. The community's small-town appeal—combined with proximity to major employment centres—positions it as an ideal location for thoughtfully designed residential developments that cater to families, young professionals, and downsizers alike.

Ongoing infrastructure investment within the RM of Ritchot continues to support this growth. Improvements to Highway 75 and the upcoming rehabilitation of the Louis Riel Bridge (PR 305) will further enhance accessibility and commuter efficiency, reinforcing Ste. Agathe's role as a strategic residential node just outside Winnipeg.

With strong market fundamentals, supportive municipal planning, and increasing demand for rental housing, Ste. Agathe presents a rare opportunity to deliver well-positioned multi-family development in a high-growth, under-supplied market.







Cliff Dyck*
Commercial Real Estate Advisory
(204) 451-0577
cliff@dycktoni.com

Taylor Toni*
Commercial Real Estate Advisory
(204) 479-1049
taylor@dycktoni.com

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. Services provided by: Theodore Clifford Dyck Personal Real Estate Corporation, Taylor Toni Personal Real Estate Corporation and RE/MAX Performance. Each office is independently owned and operated.