

# FOR SALE

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

## 682 Voyageur Road

STE. AGATHE, MB

**VACANT LAND AVAILABLE IN THE RIEL INDUSTRIAL PARK**



### Property Overview

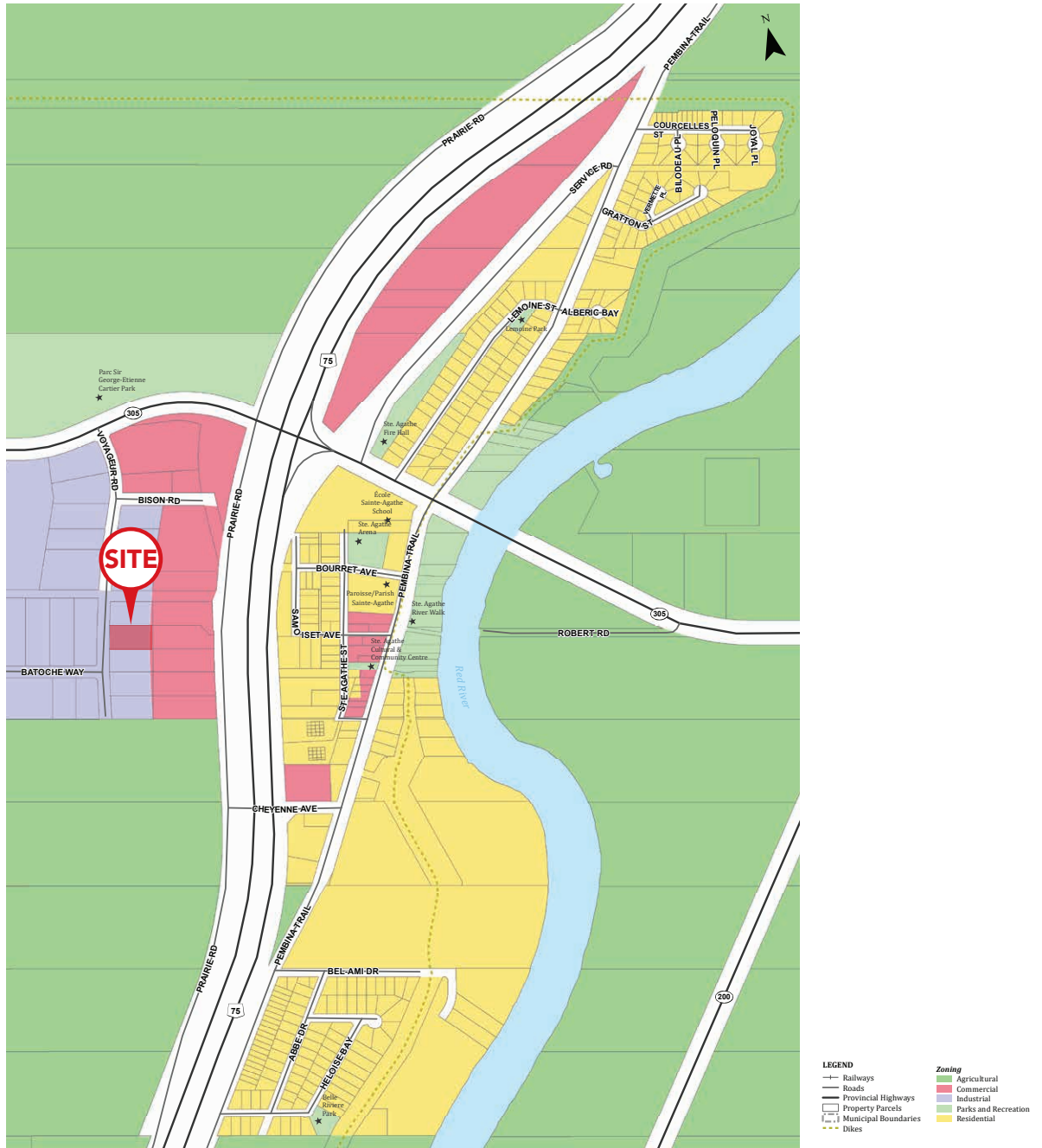
Just 20 minutes south of Winnipeg, and 45 minutes from the U.S. border, the Riel Industrial Park in Sainte-Agathe enjoys a strategic location for business in South-Central Manitoba. Its position in the Mid-Continent Trade Corridor (Highway 75) at the junction of Provincial Road 305, Makes the park an ideal location for any company conducting business within Winnipeg's capital region, or south into the U.S. It also has access to rail, as a main north-south line for the Canadian National Railway lies at the extreme west of the park (ideal for import/export purposes).

Businesses located in the park have access to all essential services including natural gas, hydro(industrial capacity), telephone, high speed internet, sewer and waste disposal. The water supply is of excellent quality and is distributed (via a 10 inch pipe) for larger commercial enterprises. The Park is also equipped with its own fire hydrants, and services by fire trucks supplied by the RM of Ritchot.



# 682 Voyageur Road

## Zoning Map



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