

~ Development Property in Ste. Agathe ~



FOR SALE

Capital

COMMERCIAL REAL ESTATE
SERVICES INC.

215, 223-225 Chemin Pembina Trail

STE. AGATHE, MB

BOB ANTYMNIUK, Vice President, Sales & Leasing
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capitalgrp.ca

Property Details

SITE AREA (+/-) 215: 0.26 acres
223-225: 0.98 acres
Total: 1.24 acres

LEGAL DESCRIPTION 215: 7-26373
223-225: 6&8--26373

ROLL NO. 215: 250500
223-225: 250300

ZONING CC - Central Commercial Zone

SALE PRICE \$800,000

HIGHLIGHTS

- Amenities include Review View and Park View
- Vendor to remove buildings on property
- Located in the centre of town, across the street from a trailer park, boat launch and floating dock
- Property offers a gorgeous river view for Residential and Commercial development
- Offers space for M-F residential development of up to 43 units and up to five stories high
- Commercial units on the front street present an ideal opportunity for a multi-use development along the historic Red River

ZONING AERIAL

 215  223-225



Photos



Property Overview

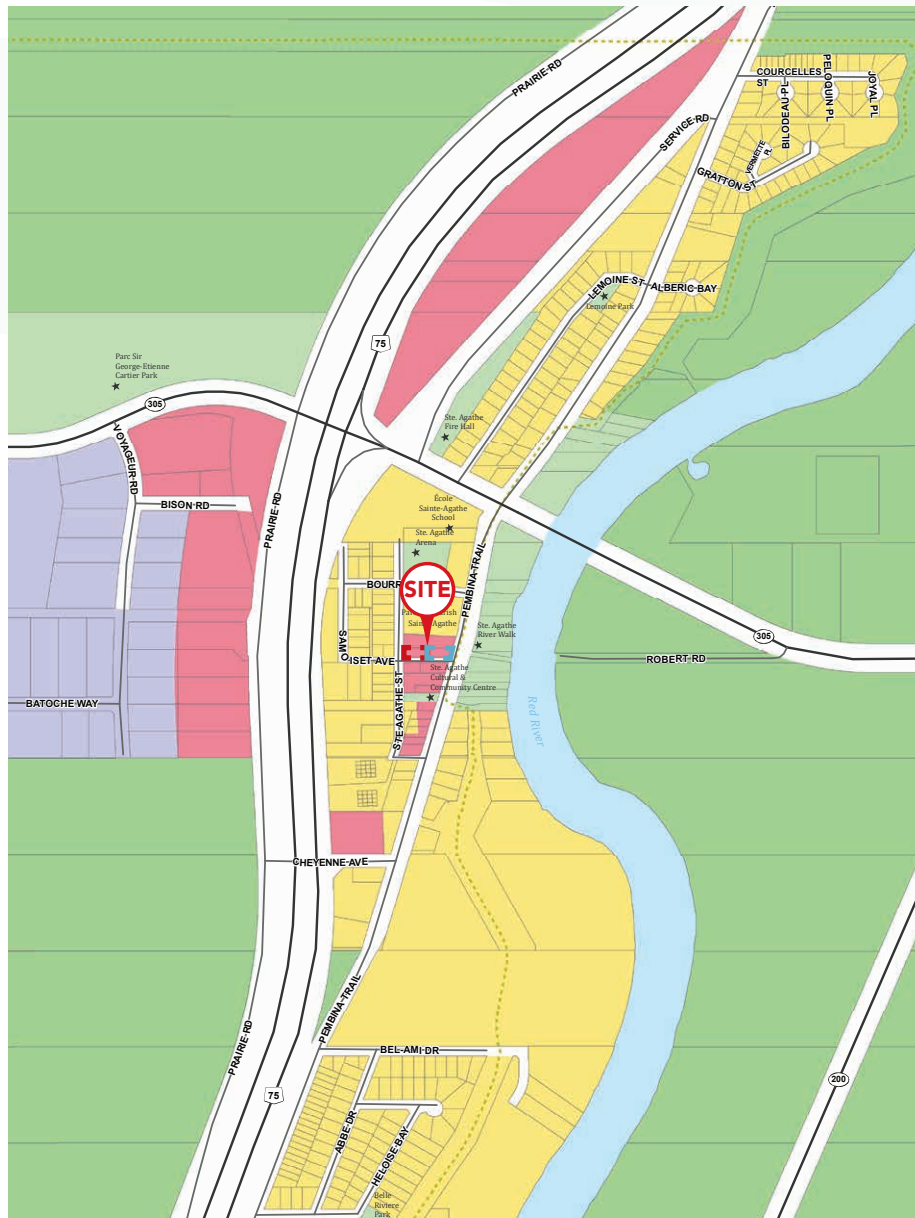
STRONG APPEAL TO A DEVELOPER FOR MULTIFAMILY AND COMMERCIAL MIXED USES.

Ste. Agathe is a vibrant community located 25 kilometres south of Winnipeg in the Rural Municipality of Ritchot. Known for its agricultural roots and growing development, Ste. Agathe is an appealing destination for families, businesses, and investors.

The local economy is centered on agriculture, with surrounding farmland supporting crop and livestock production. Recent years have seen diversification with small businesses, light manufacturing, and home-based enterprises. Its proximity to Winnipeg also attracts professionals seeking a quieter lifestyle.

Housing in Ste. Agathe is affordable, with options ranging from single-family homes to new residential developments. The community provides quality education through the Seine River School Division and easy access to post-secondary institutions in Winnipeg.

Strategic location, ongoing residential growth, and infrastructure improvements make Ste. Agathe an ideal place to live, work, and invest. Balancing rural tranquility with urban convenience, it's a community poised for sustainable growth and a bright future.



Contact

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