NORTH ATLAS
COMMERCIAL REAL ESTATE

Intermodal Opportunity for Sale

386 Industrial Park Dr,
RM of Ritchot, MB

Lot Size: ±121.74 Acres
Zoning: MA - Industrial Agricultural

Price: $15,217,500
($125,000 Per Acre)

PROPERTY HIGHLIGHTS

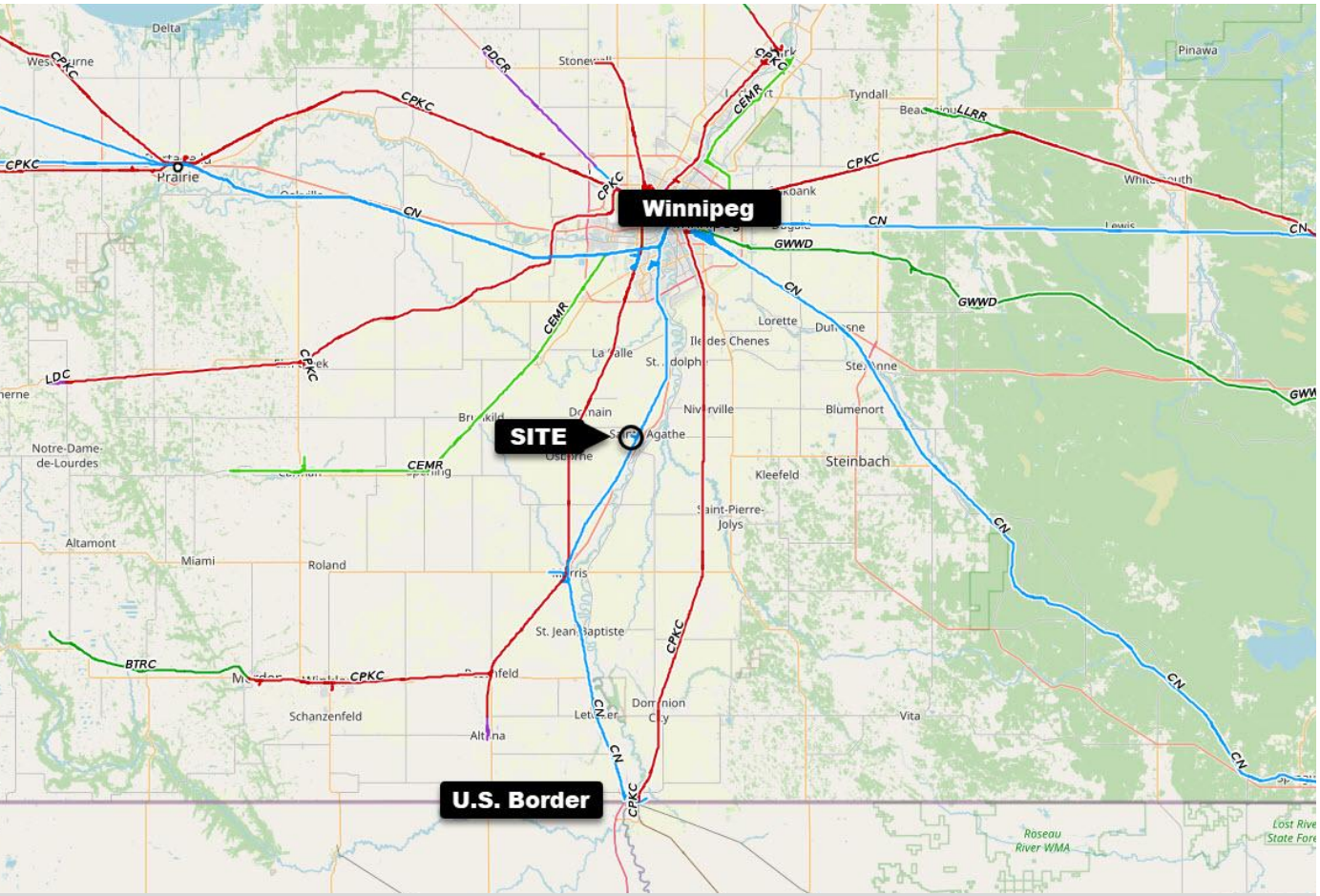
North Atlas Commercial Real Estate is pleased to present this large-scale intermodal opportunity in the RM of Ritchot, strategically positioned along the CN Mainline, 20 minutes south of Winnipeg and 50 minutes north of the Pembina-Emerson US Border Crossing. The site benefits from an easement conferring access to a rail spur, substantial contiguous acreage, and proximity to regional transportation infrastructure.

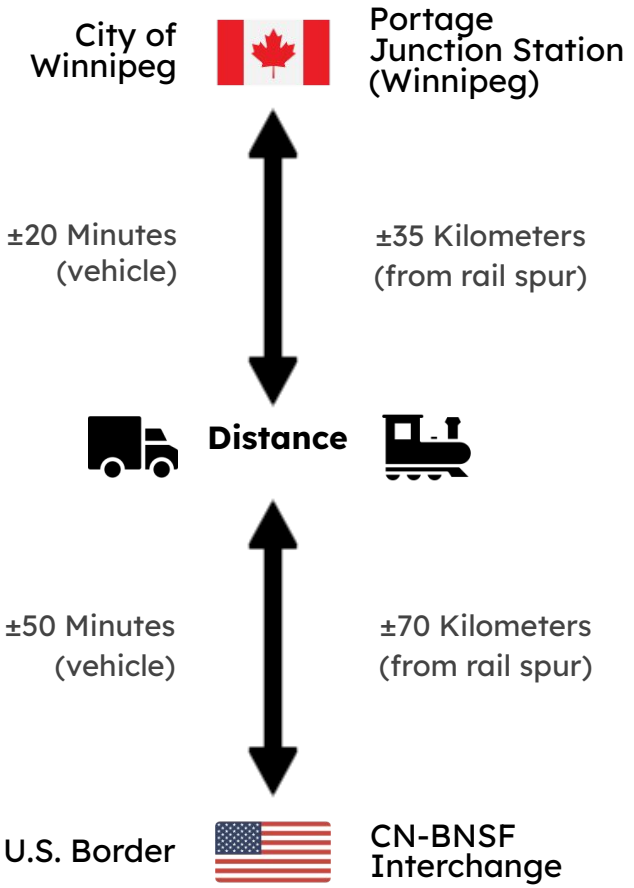
- **Land Area** – 121.74 acres (±94.00 acres – Roll No. 233900; ±27.74 acres – Roll No. 233901)
- **Rail** – Access to rail spur connected to CN Mainline via easement agreement
- **Loading** - Truck-to-rail opportunity to handle **five unit trains simultaneously**
- **Access** – 3 minute drive from PTH 75 in Ste. Agathe, connecting Winnipeg to the U.S. border
- **Municipal Taxes** – Located in the RM of Ritchot, with no City of Winnipeg business taxes

LOCATION & TRANSPORTATION CONTEXT

Nearby highway access to **Provincial Trunk Highway 75**, carrying ~6,000+ vehicles daily through Ste. Agathe, supports efficient truck movement to **Winnipeg and CentrePort Canada**, as well as southbound trade via the **Emerson–Pembina U.S. border crossing**. From this location, established highway corridors provide connectivity into key **U.S. Midwest** distribution markets.

The site is located along **CN's Letellier Mainline**. This line leads south to the US Emerson border crossing where CN interchanges with BNSF. Distance to major inland intermodal hubs: **Minneapolis** (~700 km), **Chicago** (~1,300 km), **Kansas City** (~1,300 km) and **Mexico City** (~3,800 km), and ~2,300 km to **Vancouver, a major port gateway.**





OFFERING SUMMARY

Asking Price: $15,217,500 ($125,000 per acre)

Offered for sale as a vacant, large-scale industrial land-holding

PROPERTY OVERVIEW

- **Land Area:** ±121.74 acres of contiguous industrial land
- **Zoning:** MA – Industrial Agricultural
- Suitable scale to support large-format, rail-oriented industrial development
- Situated within the RM of Ritchot, south of Winnipeg

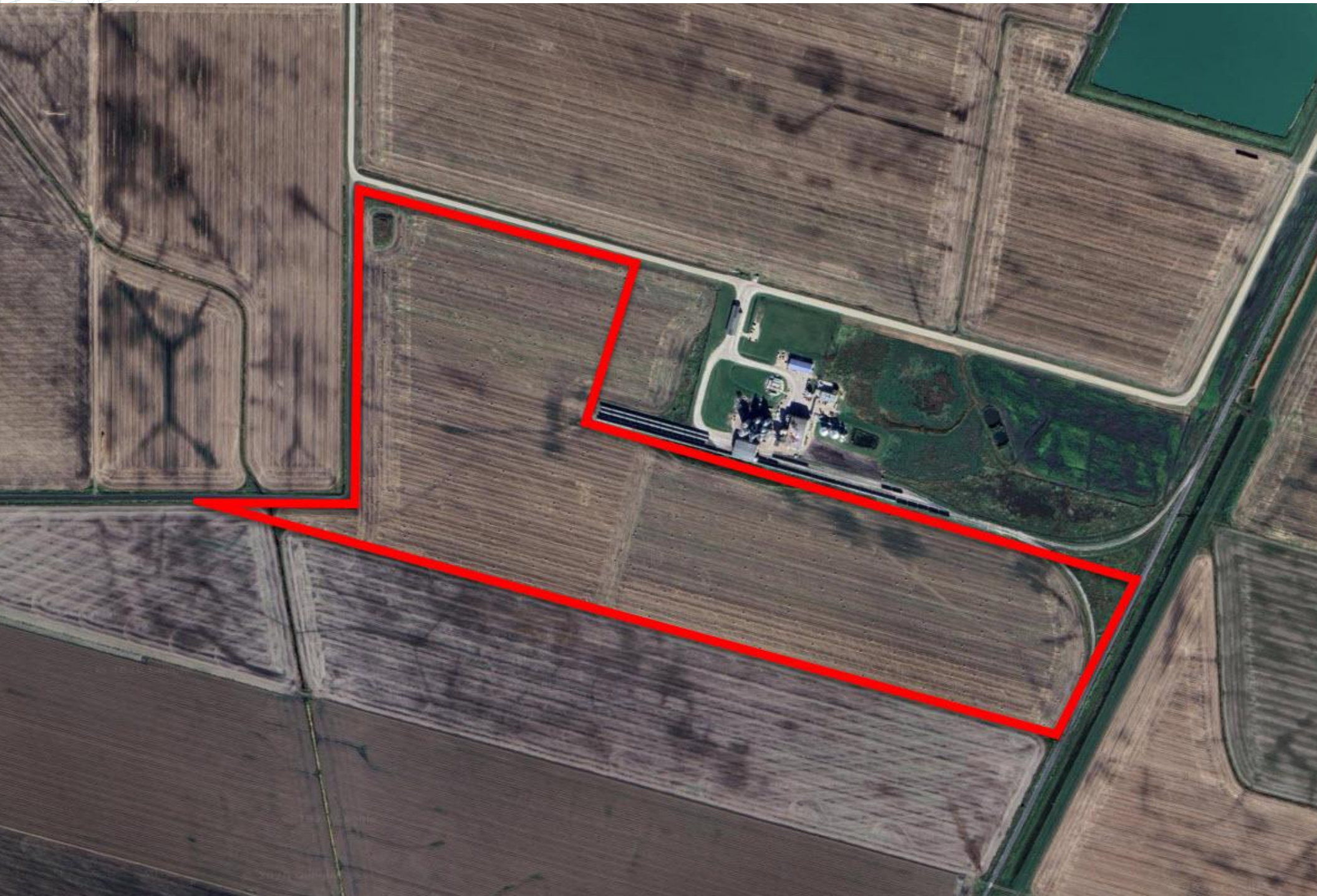
TRANSPORTATION & LOGISTICS

- Direct access to rail spur via easement which is connected to the **CN Letellier Mainline** via siding agreement
- Located in close proximity to **PTH 75**, Manitoba's primary truck corridor connecting Winnipeg to the U.S. border, supporting potential multi-modal logistic development

DEVELOPMENT & USE

- Zoned for a variety of **industrial and agricultural-industrial** uses, including storage, processing, and logistics-related operations
- Large contiguous parcel supports **single-user or phased development**
- Development governed by RM of Ritchot planning and zoning processes

LOT OUTLINE



CONCEPTUAL SITE PLAN

Conceptual International Intermodal Cargo Terminal. St. Agathe, Manitoba

MIIP
Manitoba Interlink Industrial Park

Legend
Rail
Crane
Property Line
Road

Date: 2025-08-12
Drawn By: Asher Roberts

0 212.5 425 850 Feet

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NORTH ATLAS

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INTERMODAL OPPORTUNITY FOR SALE

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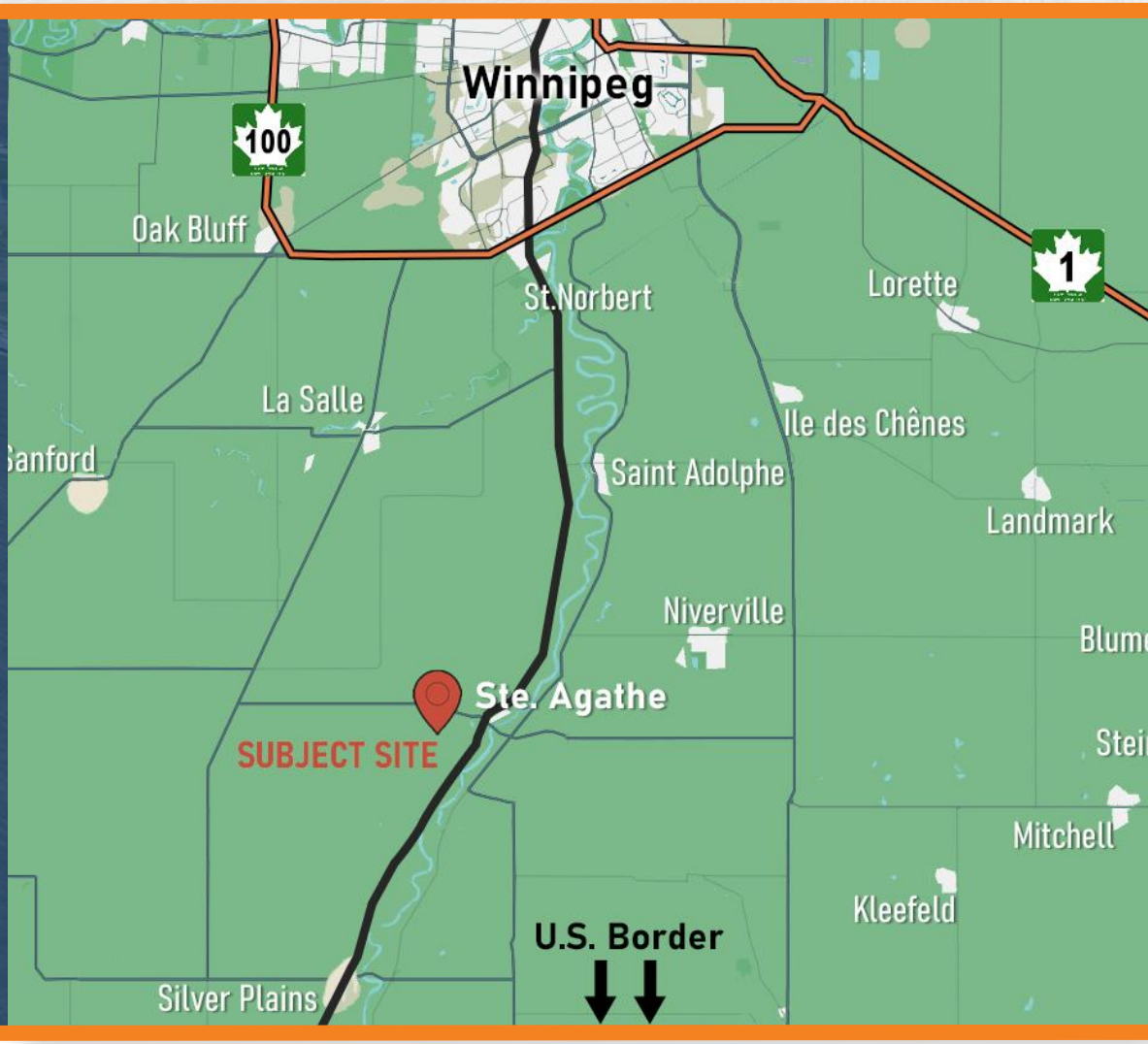

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