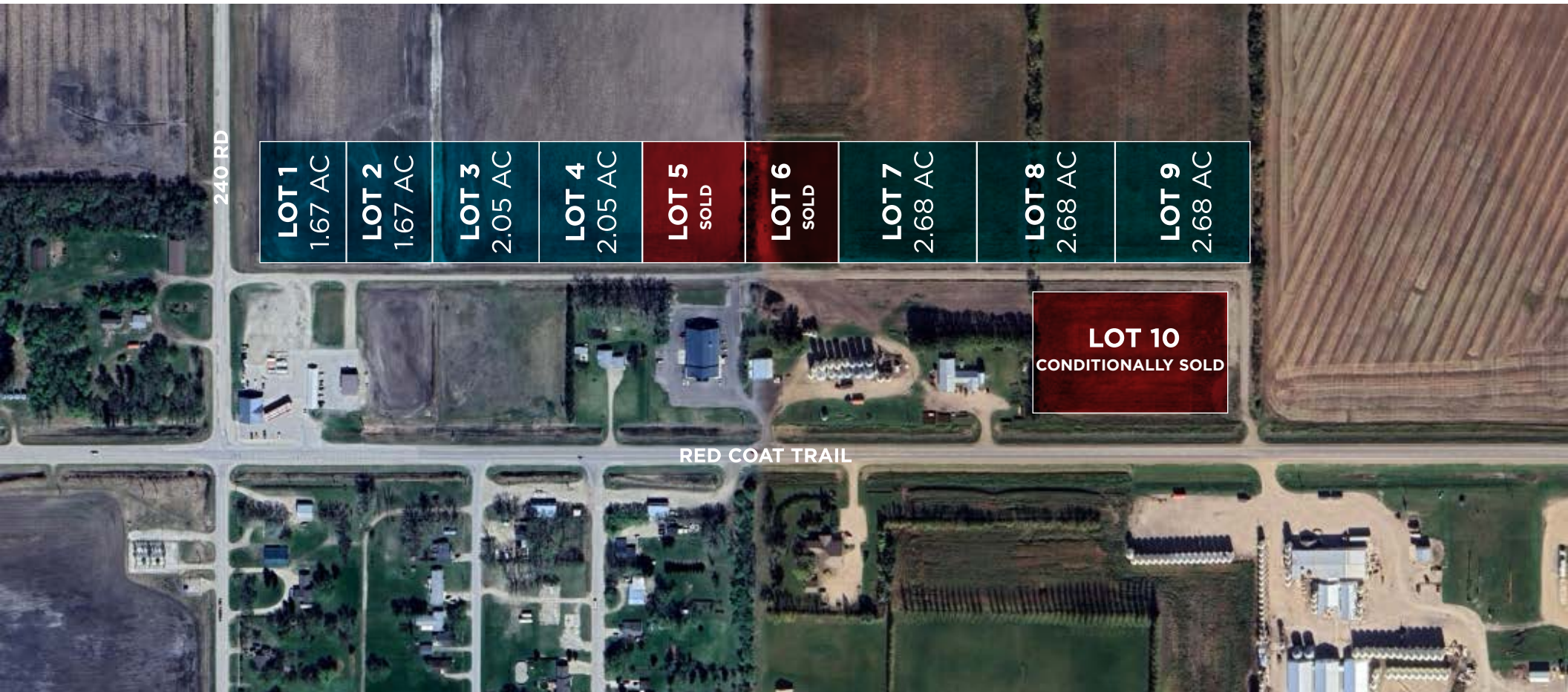


INDUSTRIAL LAND FOR SALE

ST CLAUDE ALONG HWY 2



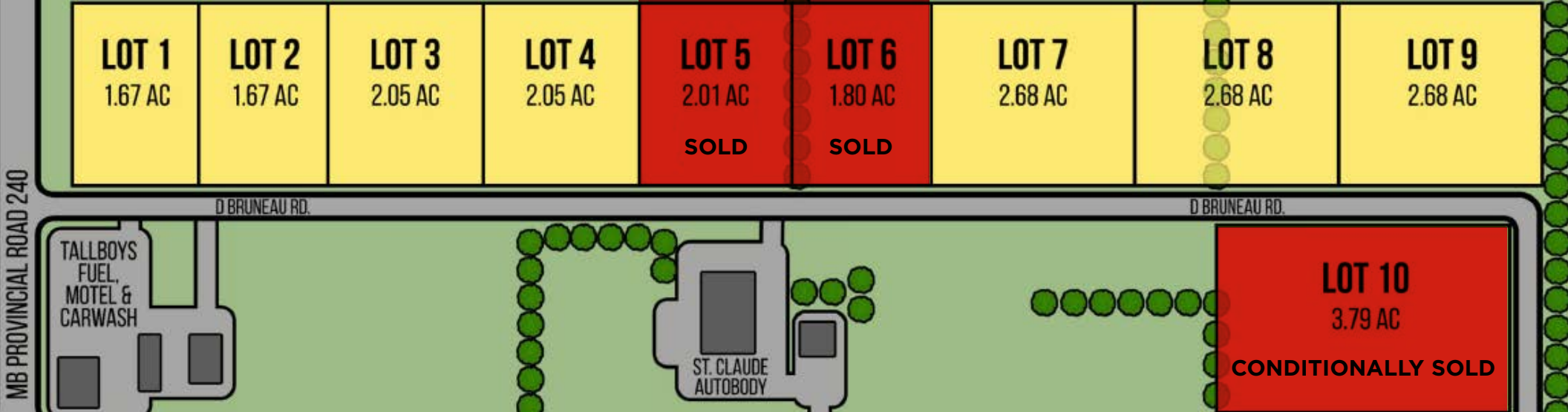
Chris Hourihan
Associate Vice President

Christopher Hourihan Personal Real Estate Corporation
T 204 934 6215
C 204 995 0225
chris.hourihan@cwinnipeg.com

Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526
steve.sherlock@cwinnipeg.com





PROPERTY HIGHLIGHTS

VARIOUS SIZES AVAILABLE - LOTS CAN BE COMBINED

- Zoned industrial lots available in St. Claude. Full subdivision and servicing underway, estimated to be completed summer 2026.
- Municipal water and sewer services will be brought to the property line. Hydro servicing brought into the development. Natural gas is available with connection along Highway 2 but has not been brought to the property line. Purchasers are responsible for the final service connections from the property line.
- Multiple lot sizes available to accommodate a wide range of commercial or industrial needs.
- Conveniently located just off of Highway 2, providing excellent accessibility.
- Vendor is open to build-to-suit options.

SALE PRICE: \$50,000 PER ACRE

LOT	(+/-) ACRES
1	1.67
2	1.67
3	2.05
4	2.05
5	SOLD
6	SOLD
7	2.68
8	2.68
9	2.68
10	CONDITIONALLY SOLD

MUNICIPALITY OF GREY

SAINT CLAUDE, MB



COMMUNITY AND LOCATION

St. Claude is a small Local Urban District in the Rural Municipality of Grey, about 73 km southwest of Winnipeg, Manitoba, acting as a service hub for nearby rural areas.



NATURAL ATTRACTIONS: BIG GRASS MARSH

It sits in Manitoba's agricultural belt, surrounded by farmland and open prairie landscapes rather than large natural parks.



RECREATION AND OUTDOOR ACTIVITIES

Residents use local parks and open spaces for walking, casual sports, and seasonal outdoor events, with hunting and fishing available in the surrounding countryside.



POPULATION AND GROWTH

The population is about 590, with modest, stable growth typical of small Manitoba communities.



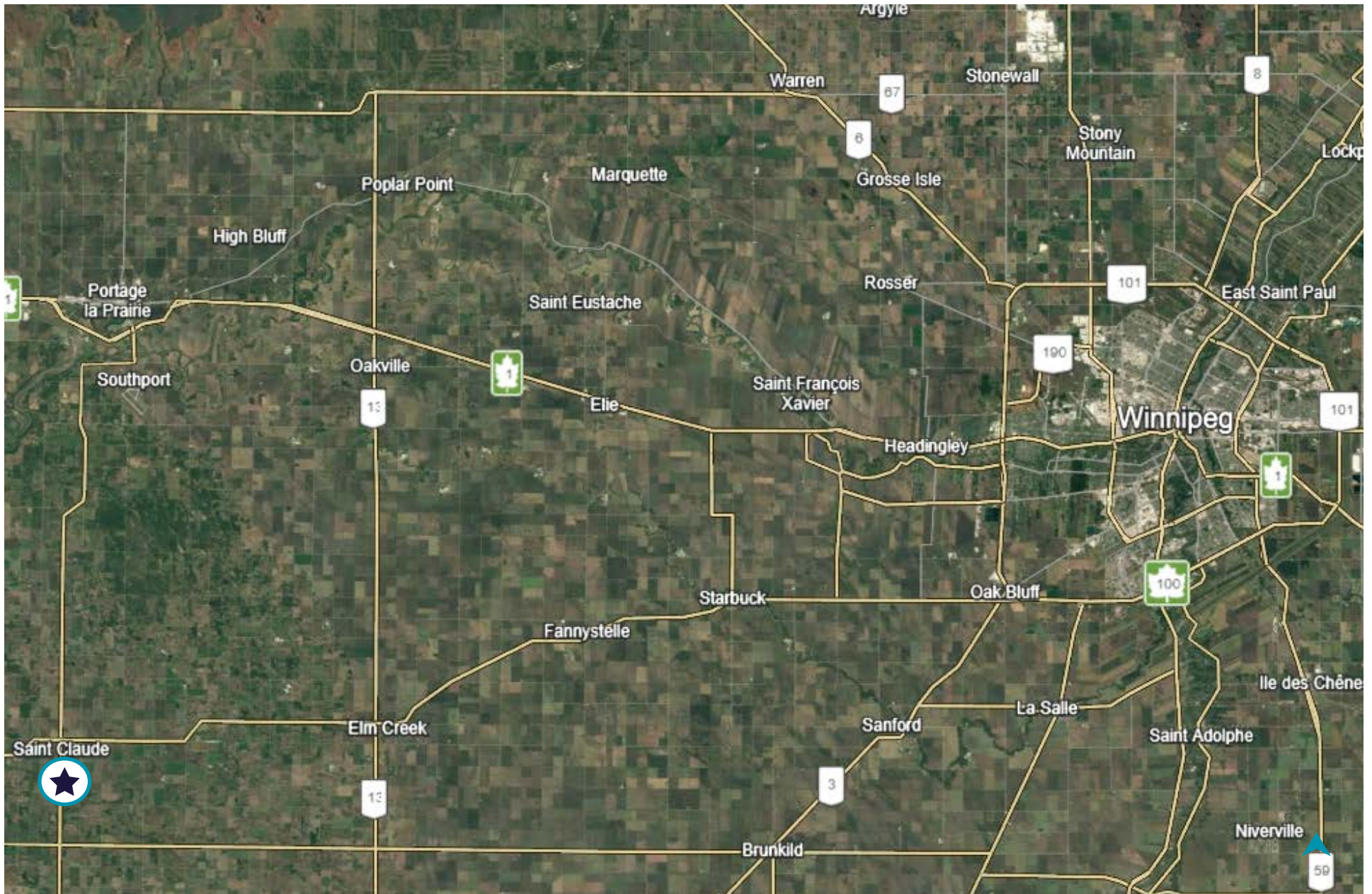
[CLICK HERE FOR MORE INFO](#)

AREA MAP

20 MINS
PORTAGE LA PRAIRIE, MB

57 MINS
HEADINGLEY, MB

50 MINS
WINNIPEG PERIMETER HWY





CONTACT

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