

## Ignace, Ontario - make it part of your investment future



Ignace has been home base for **Ricci's Trucking** since 1974.. The independent contractor has many times expanded operations throughout the region to serve the forestry industry.

"Ignace has the resources. It's on the Trans-Canada Highway and we have access to rail. It's got everything."

- Louie Ricci, owner, Ricci's Trucking and Raleigh Falls Timber



**Hertz's Repairs** offers a wide range of services to the transportation sector including tires, air conditioning, diagnostic tools and parts.

"Ignace is a small community but we're on the Trans Canada Highway and we can offer the same services that you find at dealerships and repair shops in larger centres".

- Vern Hertz, owner, licensed mechanic, Hertz's repairs



**Elk Construction Inc.** is a family business that has built a reputation for high quality service in the transportation sector. The company is Ignace's largest private sector employer with 55 staff situated throughout the region.

"Our central location in Ignace is perfect for serving such a large region—from the Manitoba border to Longlac and north, extending 240 kilometers beyond Pickle Lake."

- Business partners Pat and Joanne Ratthe (right) with staff Sean Rostek and Katherine Halstead, Elk Construction Inc.

## Community Assets

- \* Digital switching & fibre optic availability
- \* Reliable electric and natural gas availability
- \* Workable topography - treed, dry sites
- \* Municipal water & sewer
- \* Waste disposal
- \* Local parts and hardware

### For more information about investing in Ignace

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## Ignace ON

### Relocate to the center of Canada

#### Ignace North Business Park

On the Trans-Canada Highway, Ignace is well suited to businesses requiring facilities for light manufacturing, warehousing, storage and distribution. Our lots have no prior use by industry and are centrally located with easy access.

Ignace has a skilled workforce in the mining, forestry and industrial services sectors. Industrial zoning is in place including a broad range of manufacturing, assembly, dismantling, packaging, repair, transportation, and construction. Industrial activity allows both fully serviced and/or private sewage and water service conditions.

One parcel or an assembly of multiple lots makes an Ignace investment ideal for expansion. Twenty lots are designated in a 26-acre area. Lot sizes range from one acre to 2.5 acres. A one-acre, rectangular lot is valued at \$8,100.



## 9 reasons to invest in Ignace, Ontario

1. Location, location
2. Regional centrality
3. Connected
4. Natural resources
5. Trans-Canada Highway
6. Canadian Pacific Railway
7. Municipal airport
8. Quality of life
9. Potential for growth



New lots are untouched and ready for development

"You 'otter' be in Ignace!"

# Ignace North Business Park

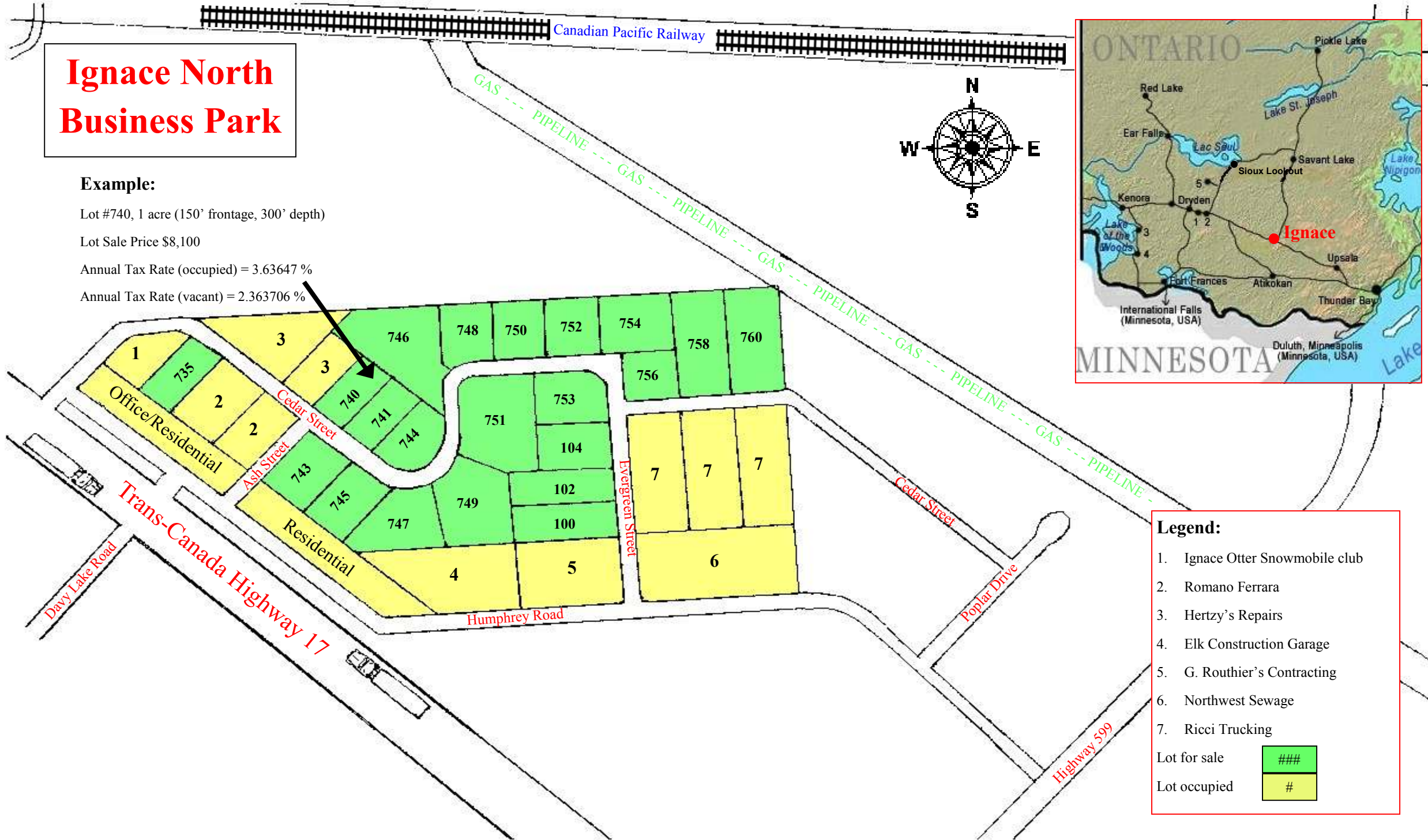
## Example:

Lot #740, 1 acre (150' frontage, 300' depth)

Lot Sale Price \$8,100

Annual Tax Rate (occupied) = 3.63647 %

Annual Tax Rate (vacant) = 2.363706 %



## Legend:

- 1. Ignace Otter Snowmobile club
- 2. Romano Ferrara
- 3. Hertz's Repairs
- 4. Elk Construction Garage
- 5. G. Routhier's Contracting
- 6. Northwest Sewage
- 7. Ricci Trucking

Lot for sale	###
Lot occupied	#