



RICE MILL FOR SALE – POLONNARUWA

North Central Province, Sri Lanka

A rare opportunity to acquire a strategically located Rice Mill property in the heart of Sri Lanka's agricultural belt.

Investment Facilitator

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Executive Summary



We are to establish a modern rice milling facility in Polonnaruwa with a focus on quality, efficiency, and local sourcing. They intend to capture a significant share of the local rice market. The project expects to generate an annual production of 2,460 tons per annum of milled rice, with a projected return on investment within 3 years. The estimated investment of the project is LKR 180 million & estimated return per annum is LKR 63 million.

Property Overview



- Total Extent: 10 Acres (5 Acres Paddy + 5 Acres Mill Area)
- Fully established Rice Mill Infrastructure
- Three-phase Electricity & Water Supply
- Residential Building within the premises
- Ample space for expansion or modernization
- Ideal for large-scale processing, branding & distribution

The Market Opportunity

The demand for high-quality rice continues to grow due to rising populations and urbanization, particularly in developing economies. The project will position itself to address gaps in the market by offering competitive pricing, consistent quality, and timely delivery.

Geographical and Climatic Context

Irrigation-based Agriculture: Polonnaruwa is situated in the dry zone of Sri Lanka, which relies heavily on irrigation for agriculture. Ancient kings constructed an intricate network of tanks (reservoirs) and canals, such as the Parakrama Samudraya, to support paddy cultivation. In addition to that Polonnaruwa area has sufficient water system because of the Moragahakanda project.

Rainfall and Seasons: The region experiences two main cropping seasons: Maha Season (October to March) supported by northeast monsoonal rains and Yala Season (April to September) dependent on water stored in reservoirs.

Rice Milling Overview

- Rice milling involves processing paddy to remove the husk and bran layers to produce white or polished rice.
- Polonnaruwa houses numerous rice mills, ranging from small-scale family operations to larger mechanized mills supplying rice to local and international markets.
- Modern mills have adopted advanced milling technologies for higher efficiency and reduced wastage.

Investment Opportunity

Base Price: LKR 180 Million (Negotiable with serious buyers)
Equity Partnership Optional: LKR 80–90 Million

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