

2250 - 49<sup>th</sup> Street East  
Brandon Manitoba  
~10.24 Acres for Sale



Economic Development Brandon  
Business Development Specialist  
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Economic Development  
**BRANDON**

# Property Overview

## PROPERTY SUMMARY

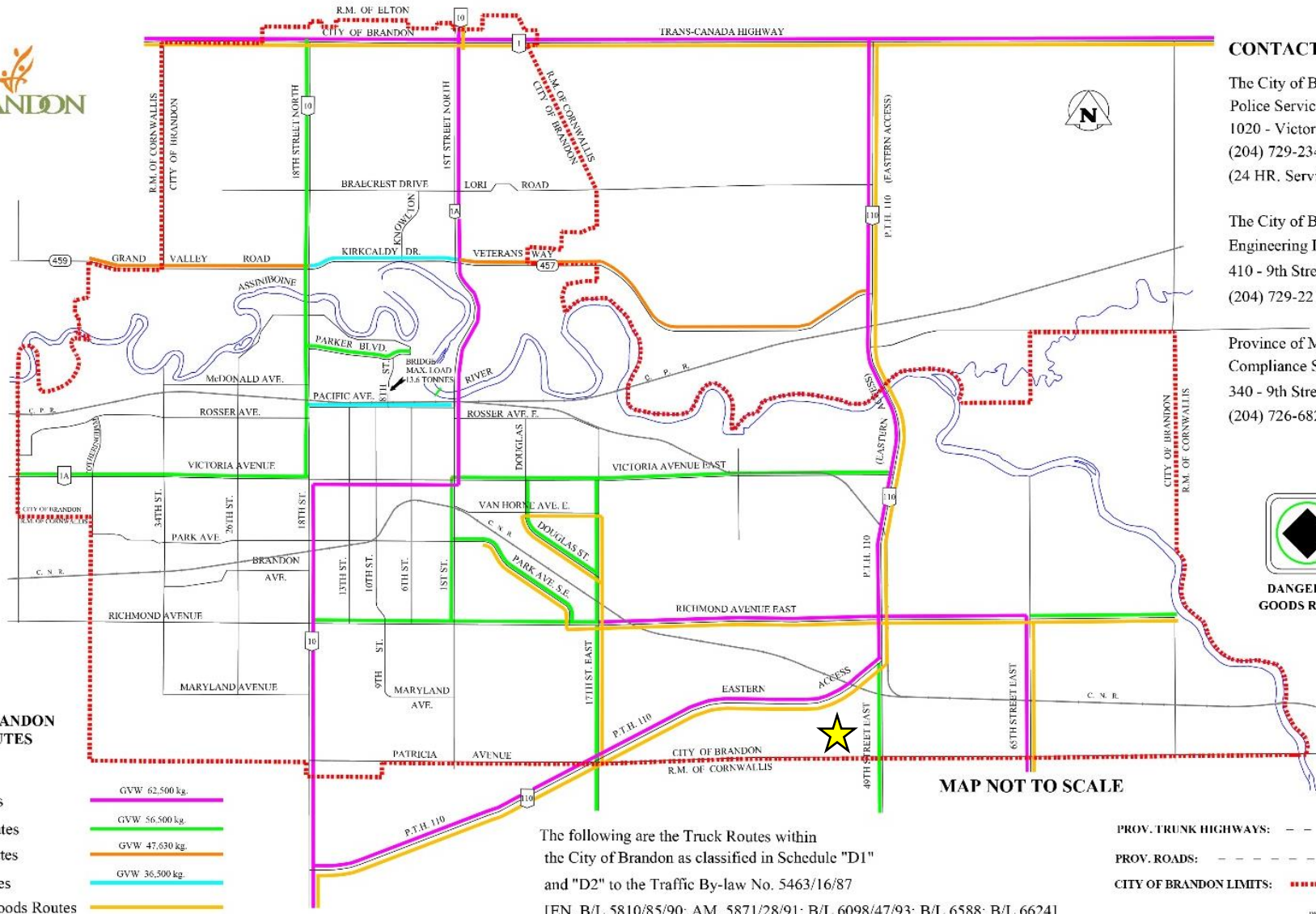
<b>Address:</b>	2250 - 49 <sup>th</sup> Street East	
<b>Legal Description:</b>	Lot 4, Plan 58489	
<b>Zoning:</b>	Industrial Heavy (IH)	<a href="#">Zoning By-law 7124.pdf</a>
<b>Lot size:</b>	10.24 acres	
<b>Roll number:</b>	487157	
<b>Assessed value:</b>	\$226,100 (2023 Assessment Total)	
<b>Property Taxes:</b>	\$5,666 (2022)	
<b>Asking Price:</b>	\$409,600	

## HIGHLIGHTS

- Located in Brandon's heavy industrial area.
- Easy access to the Trans Canada Hwy east & west as well and Highway #10, via Richmond Avenue E. and Hwy #110 (City of Brandon ring road truck route).
- Proximity to main access roads, maximal distance of 1,500 meters without crossing residential areas.
- Proximity to both CN Rail and CP Rail.
- Access to electrical, and natural gas, no access to city water, sewer or storm sewer utilities.
- The site was previously part of a larger 30 acre gravel pit that has undergone reclamation and subdivision into three 10 acre parcels of which two are for sale.



# Truck & Dangerous Goods Routes in Brandon Manitoba



**CITY OF BRANDON TRUCK ROUTES**

**LEGEND:**

- RTAC Routes
  - Class A1 Routes
  - Class B1 Routes
  - Class A Routes
  - Dangerous Goods Routes
- |  |  |                |
|--|--|----------------|
|  |  | GVW 62,500 kg. |
|  |  | GVW 56,500 kg. |
|  |  | GVW 47,530 kg. |
|  |  | GVW 36,500 kg. |
|  |  |                |

The following are the Truck Routes within the City of Brandon as classified in Schedule "D1" and "D2" to the Traffic By-law No. 5463/16/87

[EN. B/L 5810/85/90; AM. 5871/28/91; B/L 6098/47/93; B/L 6588; B/L 6624]

**CONTACTS**

The City of Brandon  
Police Services  
1020 - Victoria Avenue  
(204) 729-2345  
(24 HR. Service)

The City of Brandon  
Engineering Department  
410 - 9th Street (City Hall)  
(204) 729-2214

Province of Manitoba  
Compliance Services  
340 - 9th Street (3rd Floor)  
(204) 726-6825



**DANGEROUS GOODS ROUTE**

MAP NOT TO SCALE

- PROV. TRUNK HIGHWAYS: - - - - □
- PROV. ROADS: - - - - ○
- CITY OF BRANDON LIMITS: - - - - -

DRAWING NO. 112154

# Economic Overview of Brandon Manitoba

At the very heart of North America lies Brandon Manitoba, a city that has built its reputation on providing an environment in which business can succeed. KPMG has consistently ranked Brandon in the top 10 for overall business cost competitiveness of the Canadian cities it analyses annually. The diversity of the City's economy provides an extremely stable and positive environment for businesses to compete within the global economy.

**REGIONAL HUB:** Brandon acts as the service centre for some 180,000 people, including the entire Southwest Manitoba Economic Region which has a total population of 110,000 (2016 Census). The primary trading area includes roughly 60,000 people within a 30 km radius of the City of Brandon. Canadian Forces Base Shilo is located approximately 30 km from Brandon and employs approximately 1,900 military members and civilians. Located only an hour's drive from the Bakken Oil fields, Brandon businesses successfully serve the oil sector.

**DEPENDABLE & EDUCATED WORKFORCE:** Brandon's Labour Force is regional in nature and has proven to be an extremely stable, committed and well educated work force. The labour force is drawn from approximately 67 municipalities, with 25% of the labour force living in rural communities outside the city's boundaries. Brandon University, Assiniboine Community College and the Manitoba Emergency Services College provide a skilled work force to the city's employers year after year. This well educated workforce is a key strength of Brandon where close to 60% of area residents are graduates from post-secondary education.

**AGRICULTURE IS BIG BUSINESS:** When considering all types and sizes of business, Brandon is home to approximately 2,000 businesses, of which roughly 350 directly serve the agricultural market place. Brandon's ties to the agricultural sector are strengthened by the presence of an Agriculture Canada Research and Development Centre along with other local research institutions whom bring integrated expertise and innovative solutions to the agriculture and agri-food sectors.

**ECONOMIC BASE:** Brandon is fortunate to have a varied economic base. While the agriculture community has a strong influence on many businesses, the diversification of Brandon's manufacturing sectors aid in providing a strong and stable economy.

## Significant Economic Generators include:

- Farm fertilizer production
- Agri-Food processing
- Metal fabrication
- Assiniboine Community College
- Brandon University
- Manitoba Emergency Services College
- Regional retail and service providers
- Transportation (Trucking, Rail, and Air services)
- Industrial, Agricultural, & Pharmaceutical chemical production
- Major event hosting, national and international
- Regional centre for arts and culture, education, entertainment, health care, recreation, as well as federal, provincial and municipal government services

**IN BRANDON, YOU TRULY CAN HAVE IT ALL:** At the end of the day, one of Brandon's greatest assets is the balance between profit and personal reward. While Brandon presents all the diversity and convenience of a much larger centre, the city has remained a close knit community that takes a great deal of pride in its self. A low crime rate, affordable housing, educational excellence and abundant recreation and cultural opportunities create a healthy family oriented environment to attract and retain employees. We invite you to take a closer look at Brandon, and you too will soon discover that the balance between business success and a fulfilling personal lifestyle is truly achievable.

You belong in **BRANDON**

# Location of Brandon Manitoba

