

2022

SALE AND DEVELOPMENT OF PRINCESS SITE PROPERTIES

To explore this Development Opportunity, please contact:

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Helping to Redevelop downtown Brandon

SITE DESCRIPTION AND PROPERTY OVERVIEW

The Princess Development Site includes seven (7) separately titled properties zoned Downtown Central Business (DCB) totaling approximately 70,000 sq. ft. (6,500 sq. m.) of land at the corner of 10th Street and Princess Avenue in Brandon, MB as shown in the image.



Location of Princess Development Site



Princess Development Site

Property Description

	Civic Address	Property size (sq. ft.)	Zoning	Former Use	Current Use
Site A	901 Princess Avenue	6,000	DCB	Brandon Real Estate Board	Vacant land
	156-9 th Street	12,000	DCB	Brandon Inn	Vacant land
	144-9 th Street	1,680	DCB	Barber Shop	Vacant land
	136-9 th Street	10,320	DCB	Surface parking lot	Surface parking lot
	Total	30,000			
Site B	123-10 th Street	12,000	DCB	Strand Theatre	Vacant land
	137-10 th Street	12,000	DCB	Commercial Development	Vacant land
	149-10 th Street	15,000	DCB	Bowling Alley	Vacant Structure with parking lot on surface
	Total	39,000			

INCENTIVES & CONDITIONS

Purchasers meeting the minimum conditions of sale set forth below shall be eligible to purchase the site(s) for \$1 and automatically qualify for 20 year Tax Increment Financing (municipal portion only) as long as development objectives as described below are met.

- ✓ Purchasers have the option to develop both sites A & B as part of one compressive site or develop each site separately. Development of either site (A or B) must include all the lands within the respective site. The purchase of any individual titled property in isolation will not be considered.
- ✓ Buildings must be constructed with a minimum height of three storeys, and conform with the zoning Bylaw with regards to commercial development on the main floor of the development
- ✓ Achieve a minimum total building lot coverage of 40%
- ✓ Purchaser must be in receipt of permits for the site within two (2) years from the possession.

Additional site specific information pertaining to land use, servicing, environmental and transportation considerations is available upon request by contacting Ryan Nickel at r.nickel@brandon.ca / 204.729.2124.

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 approximately 200,000 people, including the entire Southwest Manitoba Economic Region which has a total population of 117,432 (2021 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 educated work force, with close to 60% of the workforce graduates from post-secondary education. 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.

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.

NEIGHBOURHOOD HIGHLIGHTS



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| 1. Global Market | 25. The Firehall Event Venue |
| 2. Building Re-Fit Store | 26. Teranet Manitoba |
| 3. Brandon Chamber of Commerce | 27. Art Gallery of SW Manitoba |
| 4. Skin Clinics | 28. Brandon Public Library |
| 5. Scotia Towers | 29. Prairie Mountain Health |
| 6. City Centre Hotel | 30. Town Centre Dental Group |
| 7. Burns Maendel Engineering | 31. FYidctors |
| 8. Crystal Hotel | 32. The Learning Company |
| 9. Samaritan House Food Bank | 33. Lindenberg Seeds |
| 10. Brandon General Museum | 34. Brandon Sewing Centre |
| 11. Rosser Medical Clinic | 35. Steppin' Time Dance Studio |
| 12. Canadian Red Cross | 36. Michael Cox Architects |
| 13. Auto Parts Central | 37. The Music Studio |
| 14. 7 th Street Health Access Centre | 38. The Brandon School of Dance |
| 15. Active Muffler | 39. BDO Brandon |
| 16. New System Store | 40. Samson Engineering |
| 17. Brandon Friendship Centre | 41. Meighen Haddad Law Firm |
| 18. Union Shoes | 42. Kickin' Axe Throwing |
| 19. Habitat Restore | 43. Westoba Credit Union Corporate Office |
| 20. Reactive Massage Therapy | 44. Figol Electric |
| 21. Helping Hands Soup Kitchen | 45. Manitoba Hydro |
| 22. Super Thrift | 46. Business Development Bank of Canada |
| 23. Brightside Dental | 47. Elspeth Reid Family Resource Centre |
| 24. H & CO Academy | 48. YMCA |

LOCATION OF BRANDON, MANITOBA

