

1801 – 65th Street East
Brandon, Manitoba
11.44+/- Acres for Sale



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Property Overview

PROPERTY SUMMARY

Address: 1801 – 65th Street East

Legal address: Gravel Pit Plan 2196 (containing portions of SW & NW 10 – 10 – 18W)

Zoning: Development Reserve (DR) www.brandon.ca/images/pdf/planning/bylaws/Zoning_By-law_7124.pdf

Lot size: 11.44ac +/-

Roll number: 487876

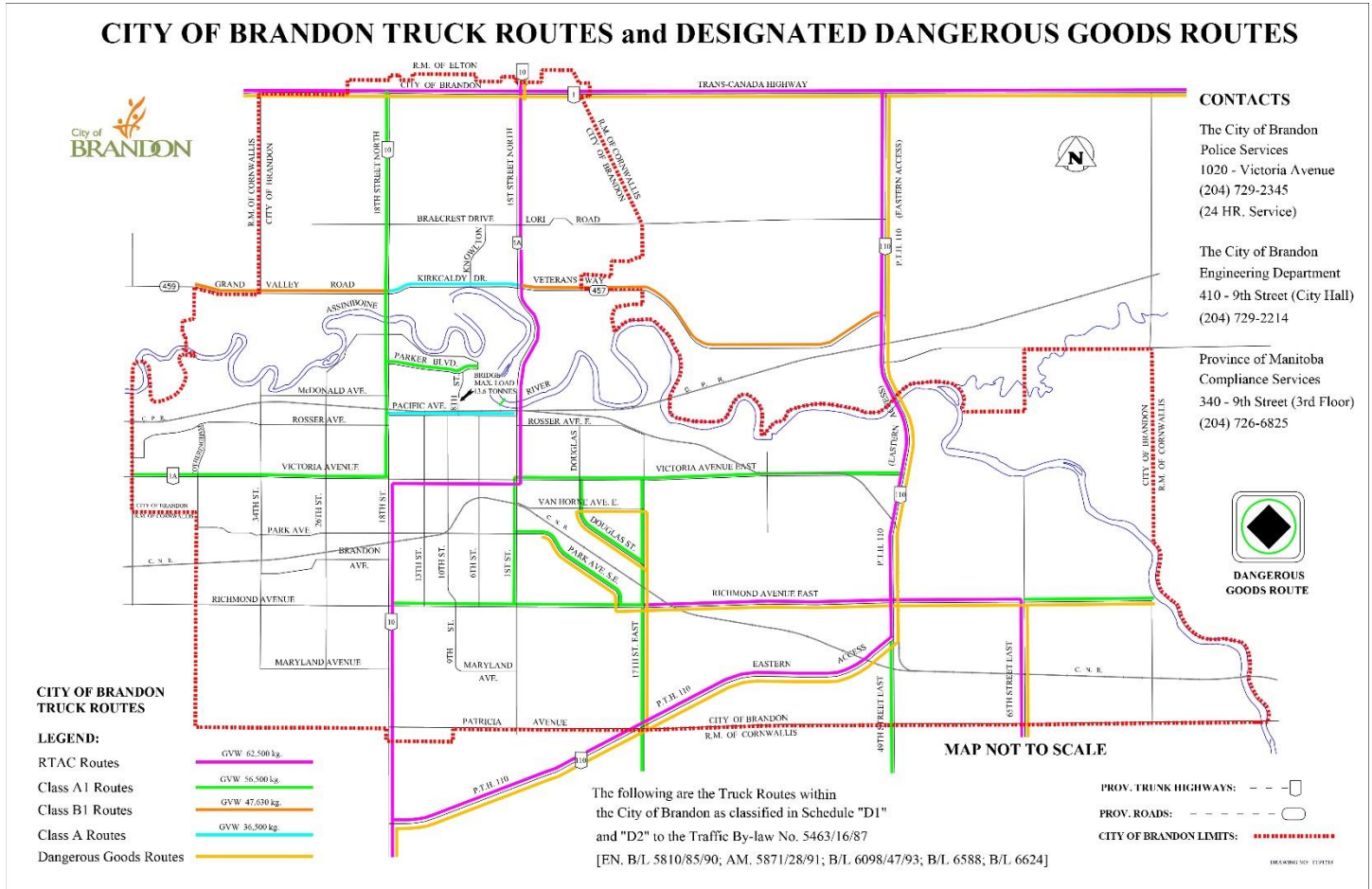
Property Taxes: \$453.72 <http://gis.brandon.ca/flex/PropertySearch.html#>

Asking Price: Negotiable

HIGHLIGHTS

- Located in Brandon's heavy industrial area
- Easy access to the Trans-Canada Hwy, via Richmond Avenue E. and Hwy #110 intersection
- Proximity to main access roads, without crossing residential areas
- Proximity to both CN Rail and CP Rail
- Access to city water, electrical, and natural gas – no city sewer or storm sewer access

City of Brandon Truck Routes and Designated Dangerous



Overview - Brandon, Manitoba

At the very heart of North America lies Brandon Manitoba, a city that has built its reputation on providing the atmosphere 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 economy's diversification 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 Economic Region which has a total population of 108,868 (2011 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 employing approximately 1,500 military members and 438 civilians. Located an hour's drive from the Bakken Oil field Brandon's businesses are rapidly adapting to service the record number of newly drilled wells.

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 with close to 60% of residents graduating 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 bring integrated expertise and innovative solutions to the agriculture and Agri-Food sector.

ECONOMIC BASE: Brandon is fortunate to have a varied economic base and while the agriculture community has a strong impact on many businesses, Brandon's manufacturing, products and services are diversified sufficiently to allow the economy to remain stable.

Significant Economic Generators include:

- Farm fertilizer production
- Agri-Food processing
- Metal fabrication
- Higher education, college and university
- Brandon University
- Assiniboine Community College
- Regional retail and service provider
- Trucking and rail transportation
- Industrial and Commodity chemical production
- Major event hosting, national and international
- Regional centre for health care, recreation and entertainment
- Federal, provincial and municipal government

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. Though 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 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 life is truly achievable.

You belong in **BRANDON**

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