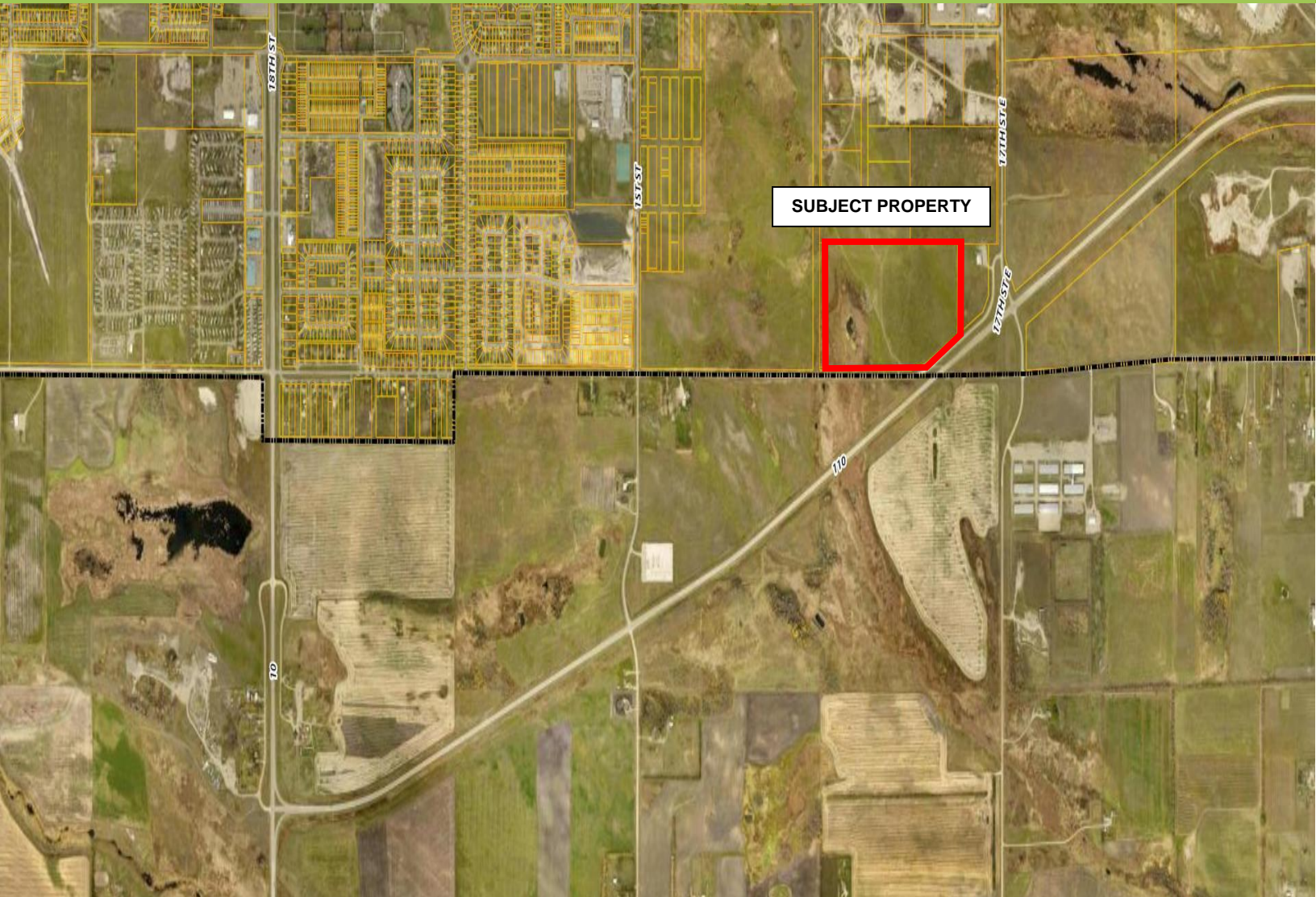


2301 Douglas Street Brandon Manitoba ~48 Acres for Sale



Dan Fontaine
Business Development Specialist
204.729.2133 or 1.866.729.2132
D.Fontaine@brandon.ca
EconomicDevelopmentBrandon.com



Economic Development
BRANDON

Property Overview

PROPERTY SUMMARY

Address: 2301 Douglas Street

Legal address: Lot 2 Plan 23784

Zoning: Industrial Restricted (IR) www.brandon.ca/images/pdf/planning/bylaws/Zoning_By-law_7124.pdf

Lot size: Approximately 48.0 ac +/-

Roll number: 516575

Assessed value: \$1,078,400 (Mkt Value) (45,200 (Farm Use))

Property Taxes: \$295.86 (2017) <http://gis.brandon.ca/flex/PropertySearch.html#>

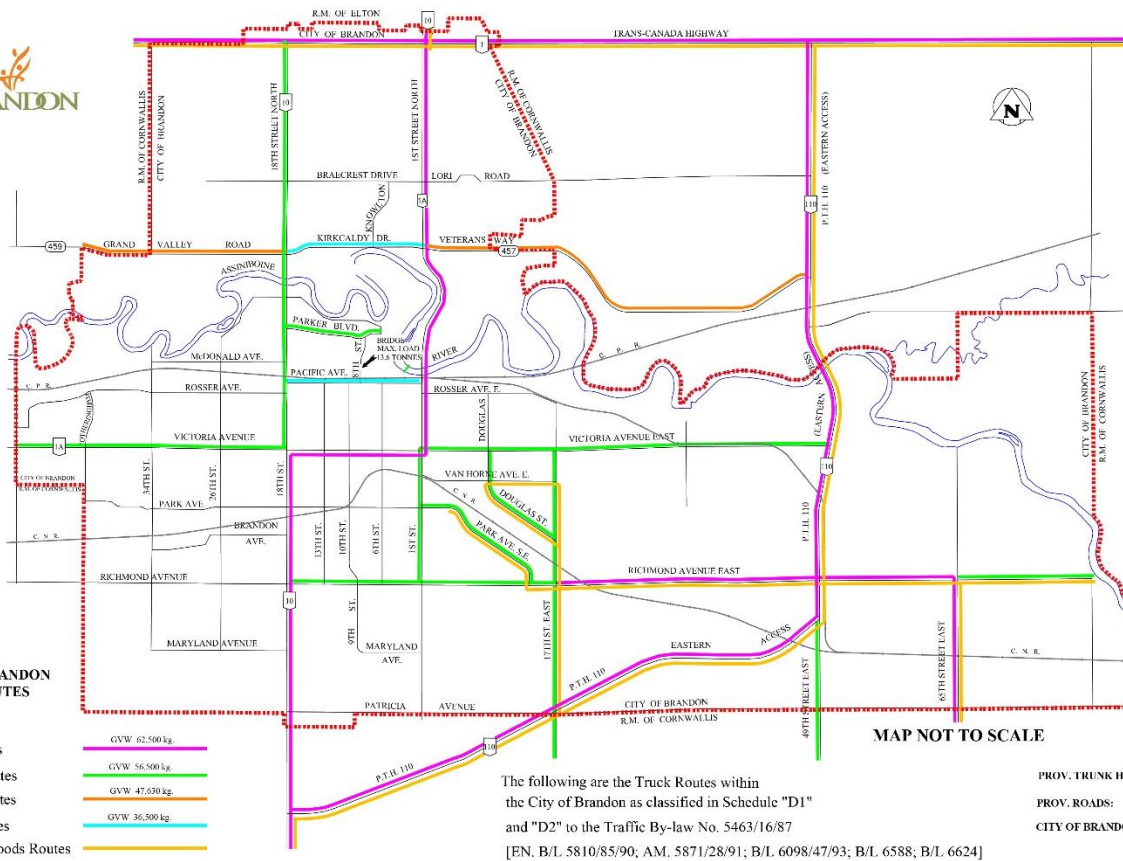
Asking Price: Negotiable

HIGHLIGHTS

- Located in Brandon's restricted industrial area.
 - Provides for industrial uses that are compatible with nearby residential or commercial uses, including industrial operations which take place entirely within enclosed buildings, generate minimal truck traffic, and generate little or no noise, smoke, odour, vapour, dust or other undesirable emissions. Light manufacturing, warehousing and office park type developments in landscaped surroundings are encouraged.
- Property adjacent to Patricia Avenue & 17th Street East truck routes
- Easy access to Trans-Canada Hwy, via Patricia Avenue 17th Street East & Hwy #110.
- Proximity to main access roads, maximal distance of 500 meters without crossing residential areas
- Access to city Utilities?

Truck & Dangerous Goods Routes in Brandon Manitoba

CITY OF BRANDON TRUCK ROUTES and DESIGNATED DANGEROUS GOODS ROUTES



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



CITY OF BRANDON TRUCK ROUTES

- LEGEND:**
- RTAC Routes —
 - Class A1 Routes —
 - Class B1 Routes —
 - Class A Routes —
 - Dangerous Goods Routes —

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]

MAP NOT TO SCALE

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

DRAWING NO. 174234

Economic Overview of 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 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 employing approximately 1,900 military members and civilians. Located an hour's drive from the Bakken Oil field Brandon's businesses are rapidly adapting to service 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 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 whom 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
- Assiniboine Community College
- Brandon University
- Manitoba Emergency Services 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**

Location of Brandon Manitoba

