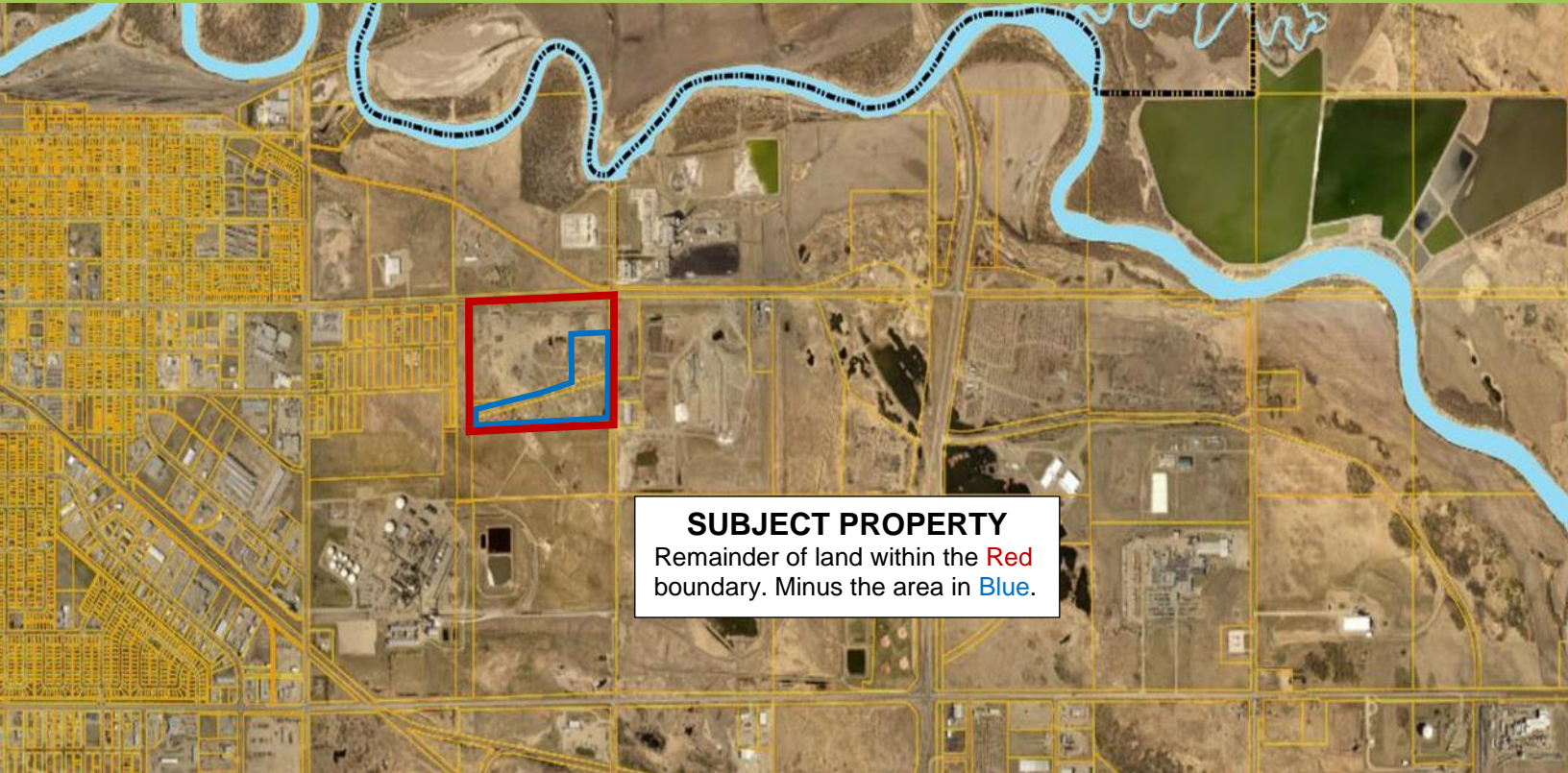


3000 Victoria Avenue East Brandon Manitoba +/- 45 Acres for Sale



SUBJECT PROPERTY

Remainder of land within the **Red**
boundary. Minus the area in **Blue**.

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: 3000 Victoria Avenue East

Legal Description: Lots A & B, all in Plan #1278 consolidated on title.

Zoning: Industrial General (IG) [Zoning By-law 7124.pdf](#)

Roll number: 7424451

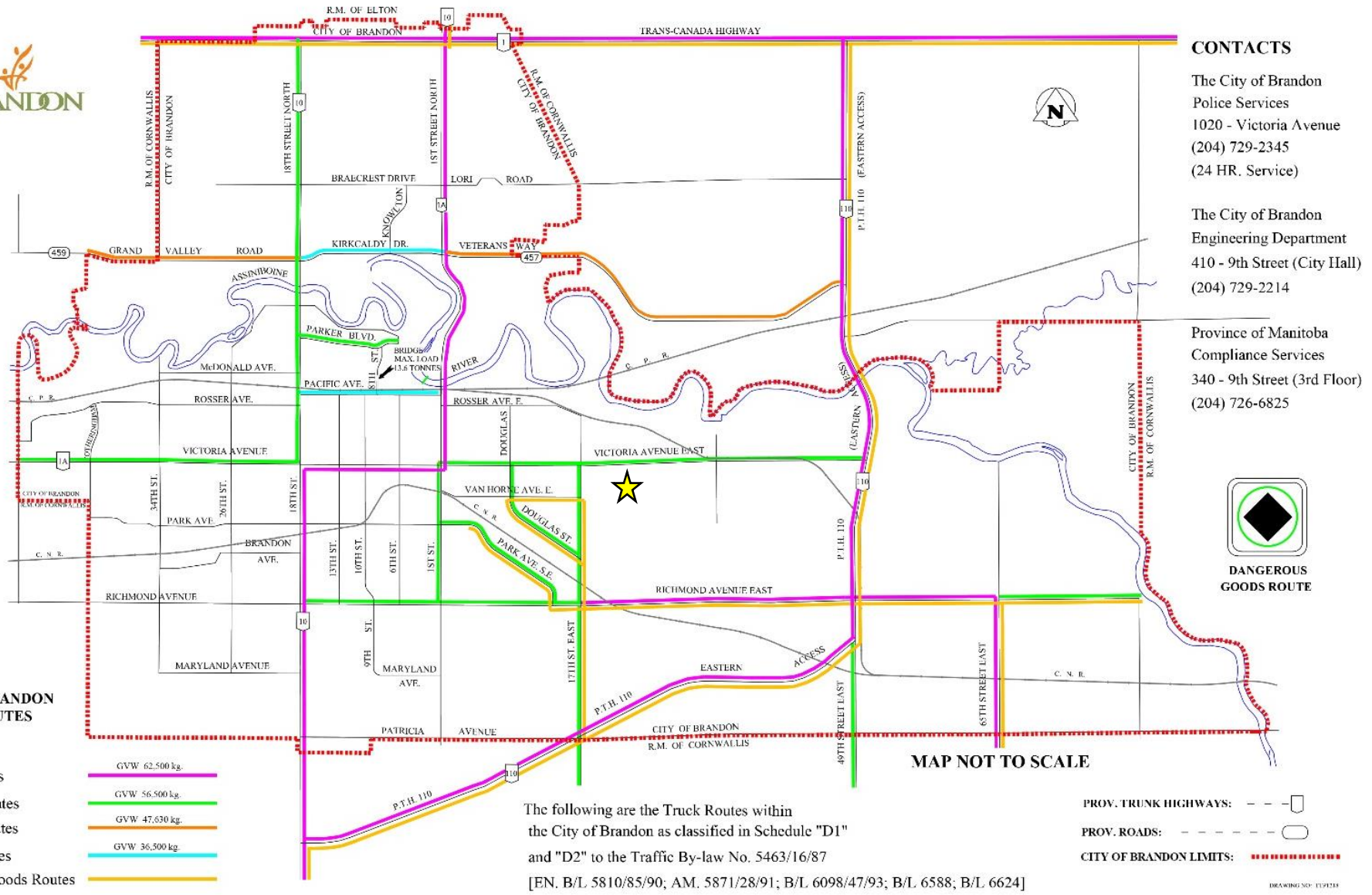
Lot size: 85.11ac+/- Size negotiable (Property area in Red).
Owners interested in selling portion of the property, approximately 45 acres.

Asking Price **Price Negotiable**

HIGHLIGHTS

- Property Owner is willing to subdivide out a parcel for industrial development.
- Prime Development area with all utilities in close proximity.
 - Electricity, Natural gas, City potable Water, Sanitary sewer, communications.
- Newly developed industrial Secondary plan providing a modern vision for the area.
 - http://www.brandon.ca/images/planning/developmentapplications/2018/Secondary_Plan/East_Bdn_Industrial_Area/Schedule_A_-_Industrial_Plan_SP-01-18-B.pdf
- Zoned Industrial General (IG) however designated as future fully serviced industrial area.
- Developments in proximity to the site:
 - East 40 Packers, Manitoba Hydro generating station, Shape Foods.
- Located on a major paved industrial truck route with direct access to the Industrial Ring Road, which provides truck access to the Trans-Canada Highway East-West trucking corridor and Highway #10 North – South trucking corridor.
- Rail trans-load services available in the area on either Canadian National or Canadian Pacific.
- Property Owner Contact information;
Please contact Mr. David Cummings 1-204-728-3388- Ext. 107.

Truck & Dangerous Goods Routes in Brandon Manitoba



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

