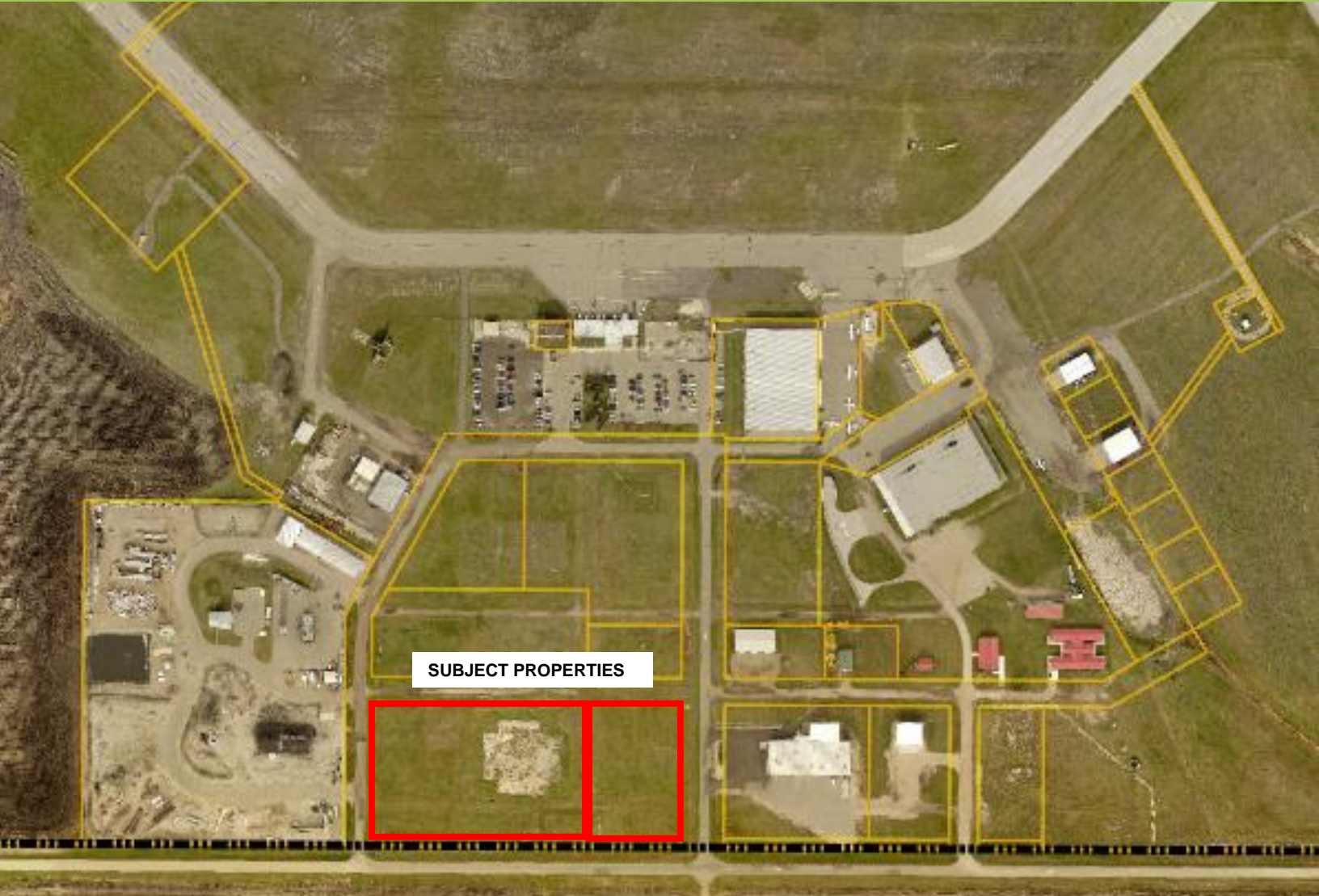


**600 Aviation Avenue &
100 Agnew Drive
Brandon Manitoba
~ 5 Acres Land For Sale**



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



Property Overview

PROPERTY SUMMARY

Roll Numbers:	540492 & 540476
Addresses:	600 Aviation Avenue & 100 Agnew Avenue
Legal Description:	Lots 1&2, Block 1, Plan 38795
Zoning:	Industrial General (MG) www.brandon.ca/images/pdf/planning/bylaws/Zoning_By-law_7124.pdf
Lot size:	600 Aviation Ave 1.5 Acres approx. 100 Agnew Drive 3.5 Acres approx.
Assessed value:	600 Aviation Ave \$31,500 (land only) 100 Agnew Drive \$72,900 (Land only).
Property Taxes:	600 Aviation Ave \$848 (2017 Net) 100 Agnew Drive \$1,962 (2017 Net) http://gis.brandon.ca/flex/PropertySearch.html#
Asking Price:	Negotiable

HIGHLIGHTS

- Located on the City of Brandon Municipal Airport (McGill Field)
- Easy access to the Trans-Canada Hwy, via Highway #10/1st Street
- All utilities are available in the area
- Two parcels of land same ownership can be sold individually or as one parcel
- The Airport provides daily West Jet air service to Calgary AB,
- The Airport is home to;
 - New Terminal Building (arrival & departure lounges and extensive parking)
 - Nav Canada Flight Service Station
 - Enterprise Rent-A-Car Services
 - The Brandon Flight training Centre
 - The Manitoba Emergency Services College Training Centre
 - Maple leaf aviation, Clarks Poultry, The Commonwealth Air Training Plan Museum

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 continue 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. 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.

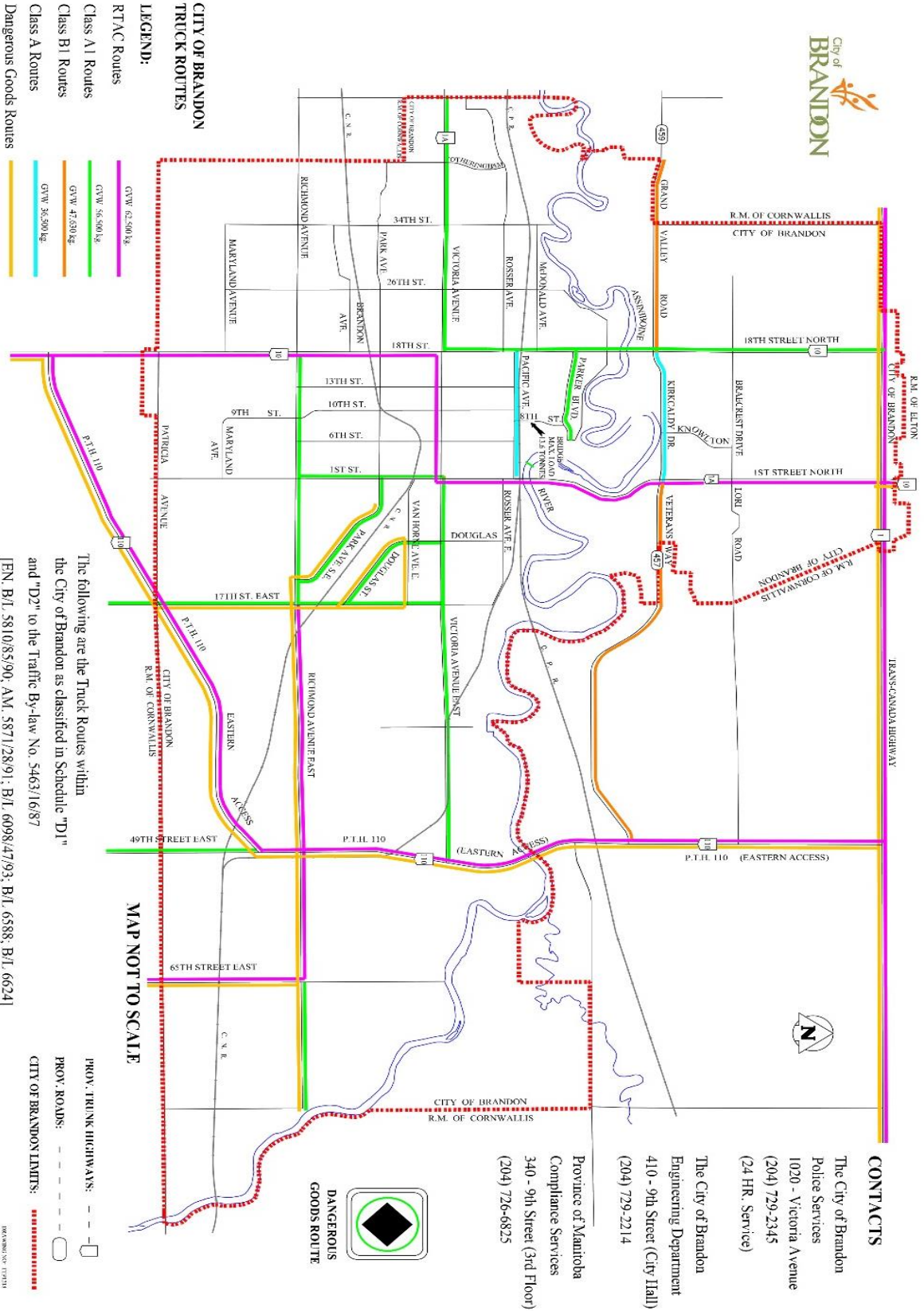
Significant Economic Generators include:

- 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**

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

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]

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

Location of Brandon Manitoba

