



FOR SALE  
**501 BRAECREST DRIVE**  
**BRANDON, MB**



## THE OFFERING

Cushman & Wakefield | Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset located in Brandon, MB at 501 Braecrest Drive (“Hilltop”), on behalf of the Vendor(s).

Hilltop is a 6 building 108 Unit rental complex located at the corner of Braecrest Drive and Swanson Avenue in the Highland Park subdivision in North Brandon. This amenity rich area is minutes from the Coral Centre, Brandon’s largest mixed retail destination development anchored by Walmart and Home Depot as well as Brandon’s Community Sportsplex.

**Sale Price: \$26,000,000** (\$240,740 per suite)



### Immediate Scale

108-unit portfolio offering over 6 buildings



### Attractive Assumable Debt Financing

Each property has CMHC-insured assumable mortgages at below-market rates



### Newer Construction

Built in 2021/2022



### Fully Occupied & Stabilized

Current occupancy 100%



# BRANDON AT A GLANCE

Manitoba's second largest city, situated in the southwest corner of Manitoba, one hour from the USA and Saskatchewan borders and two hours from the Winnipeg International airport and a Brandon/Winnipeg shuttle service.

## Energy Costs

Among the lowest electricity costs in North America



## Abundance of year-round recreational opportunities

Cottage country as close as 20 minutes



## Health Centre

Fully accredited Regional Health Centre



## In-city commute of 12 minutes

Brandon Municipal Airport offers daily Brandon/Calgary direct passenger air service via Westjet



## The Community

- The Community 24 Schools including elementary, middle years and high schools and post-secondary institutes including Brandon University, Assiniboine Community College & Manitoba Emergency Services College
- Full-service retail including Walmart, Home Depot, Staples, Canadian Tire, Best Buy, Mark's, Winners, Michaels, Sport Chek, Safeway, Sobey's, Superstore and many more
- Over 30 registered child care facilities as well as licensed & unlicensed private in-home child care
- More than 125 restaurants, eateries, bars and lounges, many offering regular live entertainment Arts, recreation and cultural events include; sports, theatre, concerts, plays, ballet, festivals, fairs, rodeos
- WHL Hockey Team: Brandon Wheat Kings

# AERIAL VIEW



## DEMOGRAPHICS



**POPULATION**  
51,313 (2021)  
up 5% from 2016



**AVERAGE AGE**  
39



**AVG. HOUSEHOLD INCOME**  
Brandon (CY) \$97,000  
Manitoba: \$98,000  
Canada: \$105,000

## BRANDON APARTMENT STATS

Type	Average Rent (2022)
Bachelor	\$611
1 Bedroom	\$781
2 Bedroom	\$1,015
3 Bedroom	\$1,317
Vacancy Rate (2022)	2.5%

Corral Centre

Brandon University

VICTORIA AVE

1ST ST

18TH ST

Keystone Centre

Assiniboine College

Shoppers Mall

501 BRAECREST DRIVE  
**2 BEDROOM**



501 BRAECREST DRIVE  
**3 BEDROOM**



501 BRAECREST DRIVE  
**4 BEDROOM**





## OFFERING PROCESS

All inquiries should be directed to:

**Chris Macsymic (Deal Lead)**

*Executive Vice President & Principal*

Chris Macsymic Personal Real Estate Corporation

T 204 928 5019

C 204 997 6547

[chris.macsymic@cwstevenson.ca](mailto:chris.macsymic@cwstevenson.ca)

### **Offers to be reviewed by the Vendor as received.**

All offer submissions should be submitted to CW Stevenson Inc. to the attention of Chris Macsymic.

The Vendor reserves the right to negotiate with the prospective purchaser(s) who they deem the most attractive in their sole and absolute discretion. The Vendor is not obligated to accept any Offers and reserves the right to reject any or all Offers received.

The Vendor, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all purchasers at any time prior to accepting an Offer, without notice or liability.

This Offering Process is subject to change. Should the Vendor choose to make any changes, the Vendor and CW Stevenson Inc. will inform all interested parties of such changes.

## DATA ROOM

Additional property due diligence information has been posted on the Cushman & Wakefield Sharefile data room website. Once prospective purchasers have executed a Confidentiality Agreement and have received a copy of this Confidential Information Memorandum, they will be granted access to an online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact Chris Macsymic if you require any assistance in accessing the Data Room.





## CONTACT

**Chris Macsymbic (Deal Lead)**  
**Executive Vice President & Principal**

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