

INDUSTRIAL LAND FOR SALE 1459 - 17TH STREET EAST, BRANDON MB



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PROPERTY HIGHLIGHTS

(+/-) 5.63 ACRES AVAILABLE

- Rare chance to acquire 5.63 acres of a serviced Industrial land located on the southeast side of Brandon, MB
- Key Features:
 - Fully serviced land
 - Proximity to major trucking routes
 - Ideal for Owner-User
- Existing Structures on site include:
 - Residential House: 667 sf
 - Dormitory-Style Accommodations: 7,628 sf
 - Total: 8,295 sf
- Zoning: IG - Industrial General

SALE PRICE: \$1,000,000

PROPERTY TAXES: \$4,838.33 (2024)



AREA MAP



AMENITIES

1	D.A.I. TRUCK SCALES	8	MPI
2	PAUL'S HAULING	9	REAL CANADIAN SUPERSTORE
3	EASTSIDE EATERY	10	CO-OP
4	WESTMAN COURIER & FREIGHT	11	CANADIAN TIRE
5	CO-OP CARDLOCK	12	WENDY'S
6	ACCESS STORAGE	13	TIM HORTONS
7	BVT TRUCK & TRAILER REPAIR	14	STAPLES

ABOUT BRANDON, MB

Brandon, Manitoba offers an exceptional industrial development opportunity, particularly in its strategic southeast location. This thriving city of 54,268 residents serves as a crucial economic hub in southwestern Canada, with a trading area encompassing about 190,000 people

STRATEGIC LOCATION:

- Situated on the Trans-Canada Highway
- Served by two transcontinental railroads
- Regional airport with daily flights to Calgary

ROBUST INDUSTRIAL SECTOR:

- Home to Manitoba's largest chemical manufacturing cluster
- Houses the province's largest pork processing plant and dairy processor
- Key industries: agri-food processing, metal fabrication, chemical production, and transportation

RECENT INVESTMENTS AND GROWTH:

- Attracted approximately \$200 million in investments across heavy-industry and food-processing sectors in 2023
- Ongoing developments and site selections planned for 2024

ECONOMIC INDICATORS:

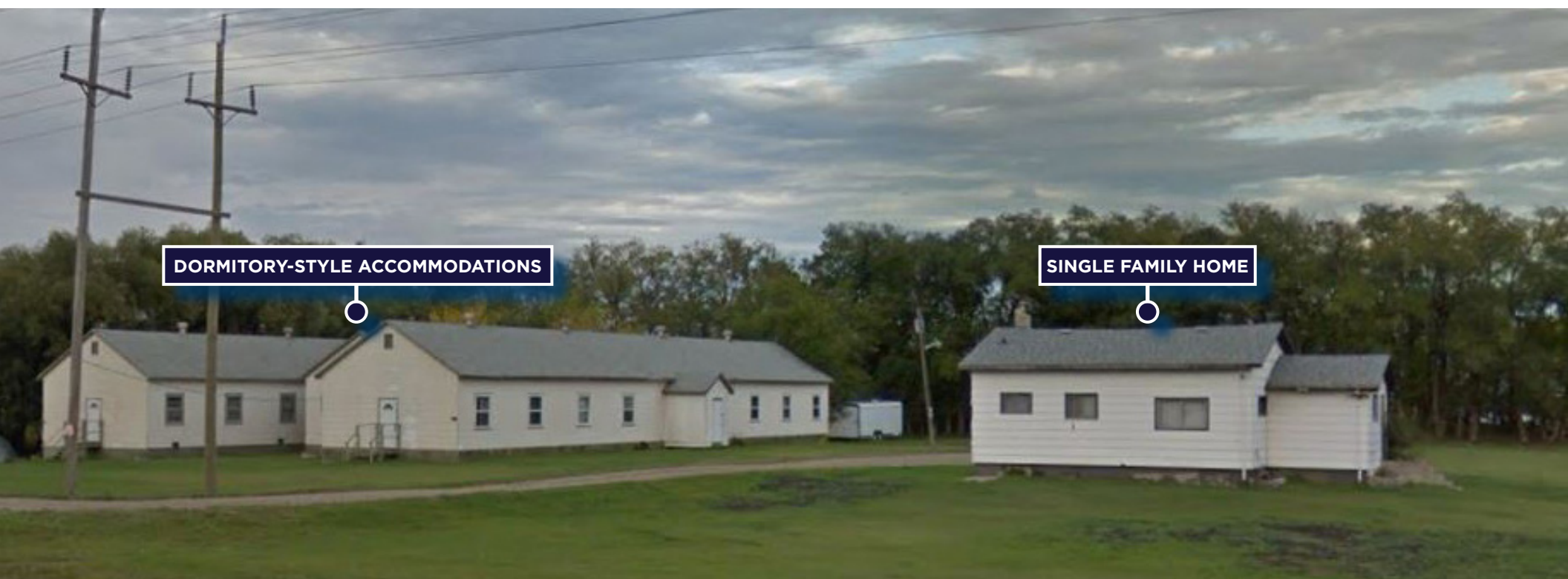
- The city's economy generates \$2.9 billion in household and business incomes
- Average income of \$54,276 per resident

WORKFORCE AND EDUCATION:

- Skilled workforce supported by Brandon University and Assiniboine Community College
- 22% of employed residents are immigrants, contributing to a diverse labor pool

Brandon's industrial land presents a unique opportunity to capitalize on the city's growing economy, strategic location, and supportive business environment. With its diverse industrial base, recent investments, and available infrastructure, Brandon is well-positioned for continued industrial growth and development in the coming years.







CONTACT

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