

FULLY LEASED INVESTMENT OPPORTUNITY

1000 ROSSER AVE, BRANDON, MB



100% LEASE TO BMO WITH FUTURE FLEXIBILITY AT LEASE MATURITY

 **CUSHMAN & WAKEFIELD**
Winnipeg
Investment Team

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PROPERTY HIGHLIGHTS

(+/-) 17,357 SF AVAILABLE

1000 Rosser Avenue offers investors the opportunity to acquire a stable, income-producing asset in the heart of Downtown Brandon. The property is fully leased to Bank of Montreal (BMO), one of Canada's largest and most established financial institutions. With strong corner exposure and excellent visibility, the asset provides secure income today and strategic flexibility at lease maturity.

The site benefits from its location within Brandon's Downtown Mixed Use (DMU) zoning, supporting a wide range of commercial uses and offering long-term adaptability for investors.

SALE PRICE: \$1,950,000

PROPERTY TAX: \$32,442 (2025)



100% Leased to BMO

Secure income stream from a national credit tenant.



Prime Downtown Location

High-visibility corner site in Brandon's core commercial district.



Stable Cash Flow

Long-standing tenancy with predictable income for the remaining term.



Future Flexibility

Fully leased to BMO, with future flexibility for investors at lease maturity.



Strategic Urban Positioning

Surrounded by government offices, financial institutions, and established retailers.



Strong Market Fundamentals

Located in Manitoba's second-largest city with a growing regional economy.



PROPERTY ATTRIBUTES

Property Details

Address	1000 Rosser Ave, Brandon, MB
Legal Description	LOTS 16 TO 20 BLOCK 59 PLAN 2 BLTO EXC OUT OF SAID LOTS 17 TO 20, ALL THOSE PORTIONS THEREOF LYING WEST OF A LINE DRAWN PARALLEL WITH ELY LIMIT OF SAID LOTS FROM A POINT IN NLY LIMIT OF SAID LOT 20 DISTANT ELY THEREON 48 FEET FROM NW CORNER OF SAID LOT 20, WHICH LIE NORTH OF A STRAIGHT LINE DRAWN PARALLEL WITH SAID NLY LIMIT OF SAID LOT 20 FROM A POINT IN WLY LIMIT OF SAID LOT 17 DISTANT SLY ALONG WLY LIMIT OF SAID LOTS 90 FEET FROM SAID NW CORNER OF SAID LOT 20 IN SW 1/4 23-10-19 WPM.
Stories	2 plus basement
Land Area	10,680 sq. ft.
Rentable Area	17,357 sq. ft.
Year Built	1956
Zoning	DCB - Downtown Central Business Zone
Current Occupancy	100%
2025 Property Tax Assessment	\$1,305,500
2025 Property Tax	\$32,442





BRANDON MARKET OVERVIEW & INVESTMENT ADVANTAGES

MARKET OVERVIEW

Brandon is Manitoba's second-largest city and the primary commercial hub for Western Manitoba. Its diverse and resilient economy is anchored by health care, retail, manufacturing, agri-food, and chemical production, a mix that has helped the city remain stable through economic cycles.

The local economy benefits from strong household and business income levels, supporting steady demand for financial, retail, and professional services. Brandon continues to attract new residents and businesses thanks to its affordability, accessibility, and strategic location along major transportation corridors.

With a growing population, balanced demographics, and a solid working-age labour force, Brandon offers a stable foundation for long-term commercial activity and sustained investment performance.

WHY INVEST IN BRANDON, MB

Brandon offers investors a compelling combination of stability, affordability, and long-term upside:

- Diverse, resilient economy that performs consistently across cycles
- Strong regional draw, serving Western Manitoba's largest trade area
- Growing population with solid working-age demographics
- Strategic location along major transportation corridors
- Supportive business climate with ongoing downtown revitalization

Together, these fundamentals position Brandon as a stable, high-confidence market with strong long-term investment potential.

**Source: Canada.ca, Economic Development Brandon*



Population

54,000



Regional Trade Area

\$190,000



Economic Output

\$2.9B



**December 2025
Unemployment Rate**

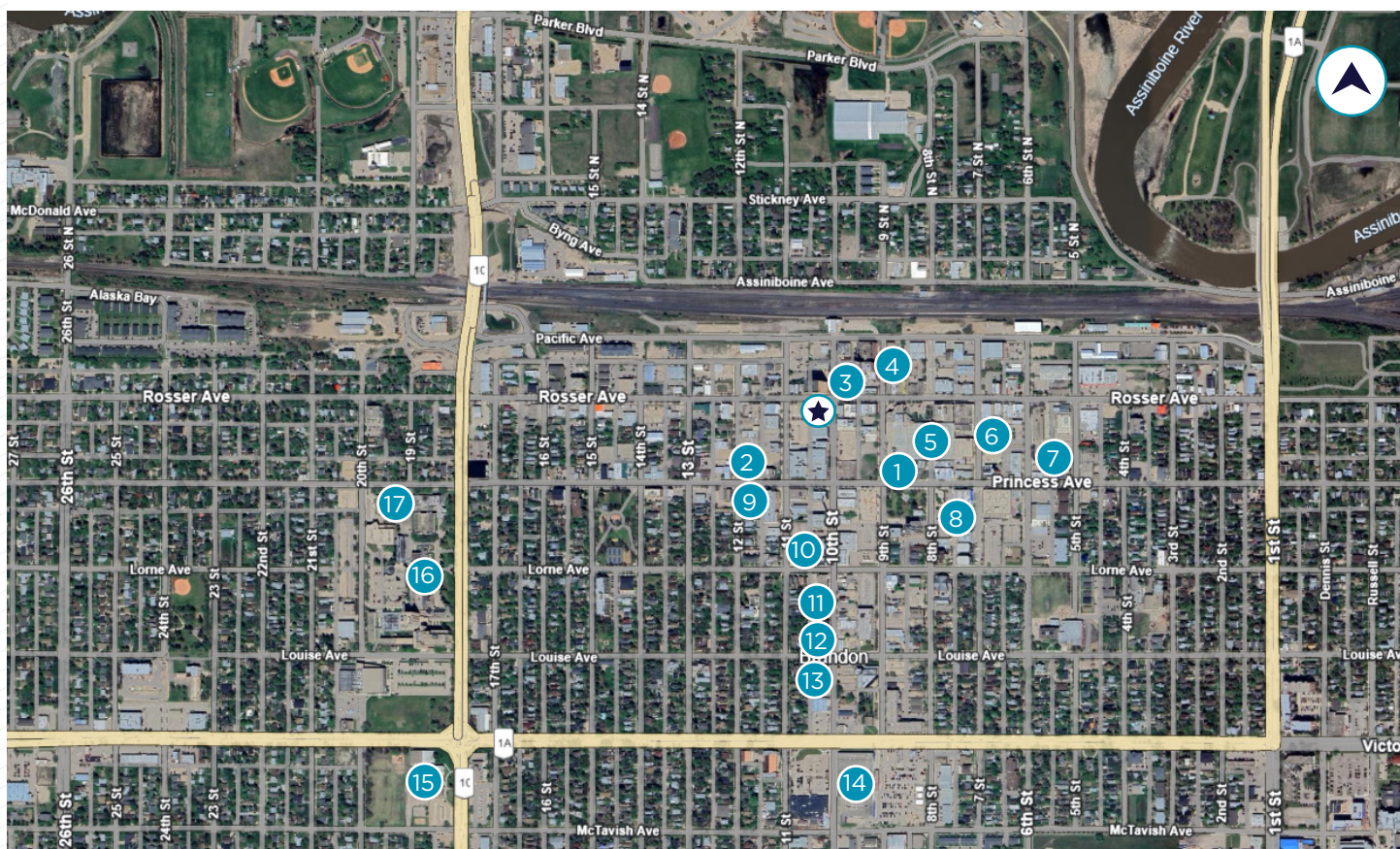
5.5%

LOCATION HIGHLIGHTS

Situated on Rosser Avenue, Brandon's primary downtown corridor, the property benefits from strong visibility, walkability, and proximity to key civic and commercial amenities.

- Steps from City Hall, government offices, and major employers
- Walkable access to public transit
- Strong daytime population driven by nearby office and institutional uses
- Located within Brandon's active and evolving downtown core

The location supports both stable tenancy and long-term repositioning potential.



- | | |
|-------------------------------------|---|
| 1 THE KOMFORT KITCHEN | 10 LOS BROTHERS RESTAURANT |
| 2 THE DOCK | 11 TRINITY MEAT AND FOOD |
| 3 CHEX ANGELA BAKERY & CAFE | 12 PIZZA EXPRESS |
| 4 BRANDON GENERAL MUSEUM & ARCHIVES | 13 BLACK WHEAT BREWING |
| 5 THE TOWN CENTRE | 14 SUPERSTORE |
| 6 SUPER THRIFT | 15 I.D.A. MILLER'S PHARMACY |
| 7 BRIGHTSIDE DENTAL CARE | 16 BRANDON UNIVERSITY |
| 8 YMCA | 17 WESTERN MANITOBA CENTENNIAL AUDITORIUM |
| 9 SECTION 6 BREWING CO. | |



TENANT SUMMARY

BANK OF MONTREAL

BMO is one of Canada's "Big Five" banks, with a national footprint, strong financial performance, and a long operating history. Their presence at 1000 Rosser Avenue reinforces the property's stability and desirability.

Tenant: Bank of Montreal (BMO)

Occupancy: 100%

Tenancy: Long-standing downtown branch location

Lease Positioning: Fully leased to BMO, with future flexibility for investors at lease maturity

The in-place lease delivers near-term cash flow while supporting a core-plus profile with clear value-add potential through future re-leasing or repositioning.



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