

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

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

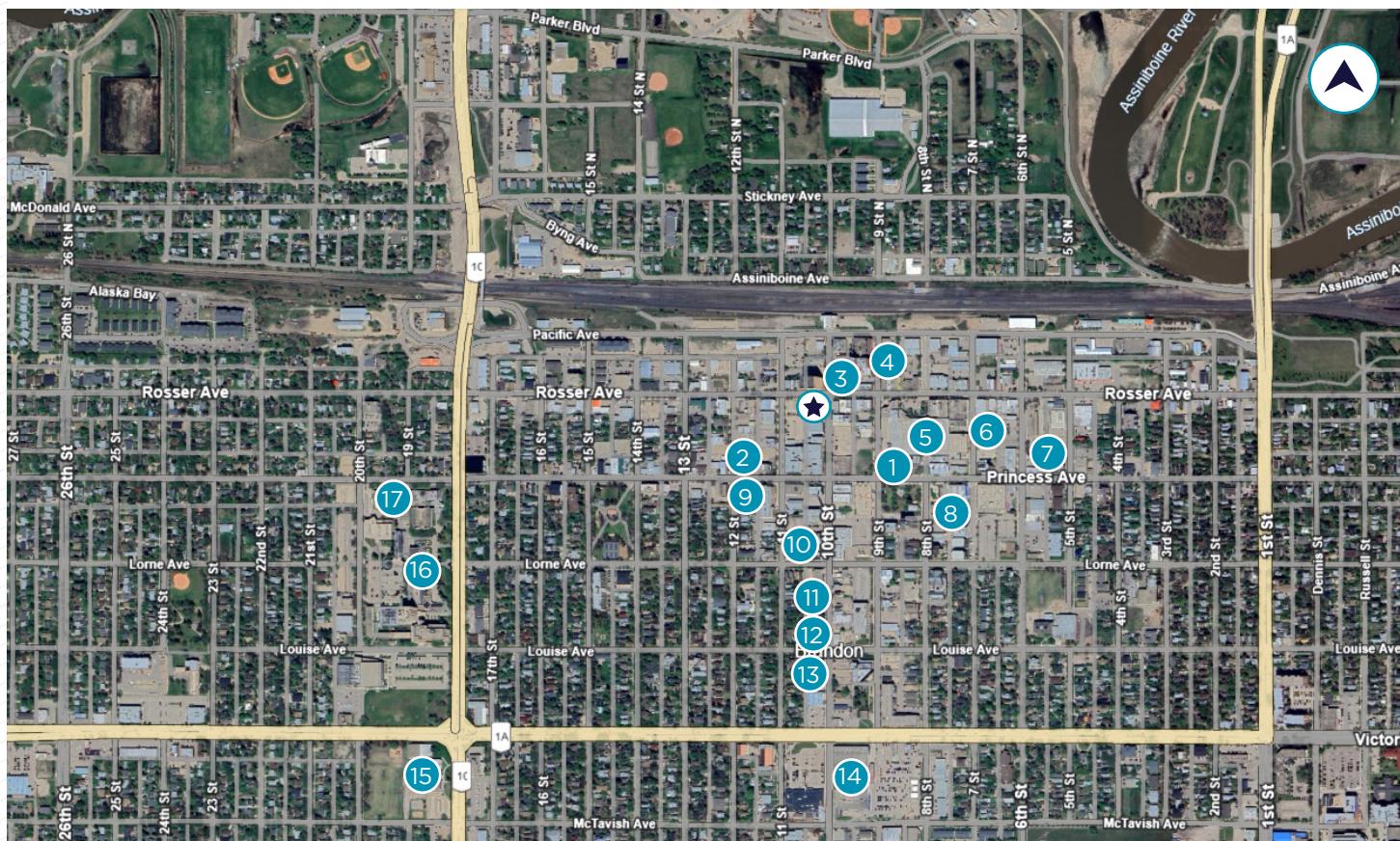
5.5%

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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