

**PROPOSED MULTI-FAMILY OPPORTUNITY**



**FORMER MCKENZIE SEEDS SITE**

**Property Highlights**

- The property is located in downtown Brandon at the corner of Pacific Avenue and 9th Street
- Very close to The Town Centre, which gives convenient access to services such as: medical clinic, optometrist, library and RBC bank
- #6 is (+/-) 57,245 sf over 5 floors plus full basement
- #20 is (+/-) 54,809 sf over 7 floors plus full basement
- (+/-) 289 ft of frontage
- Zoned HES - Entertainment and Shopping Zone
- Built in 1911
- Large amount of street parking in close proximity
- Close proximity to many bus routes including the Brandon Transit Downtown Terminal
- Ample dining options throughout the neighborhood
- 5 Minute drive to Brandon University
- 3 minute drive to Brandon YMCA

**Asking Price: \$2,750,000.00**

**Property Taxes: \$32,054.29 (2021)**

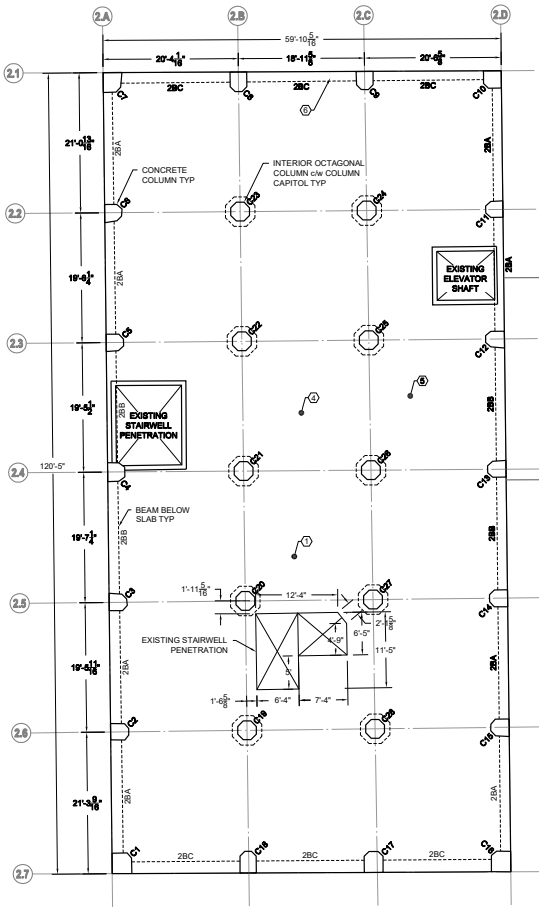
**Murray Goodman**  
**Executive Vice President**  
T 204 928 5009  
C 204 990 4800  
murray.goodman@cwstevenson.ca

**Chris Macsycic**  
**Senior Vice President**  
T 204 928 5019  
C 204 997 6547  
chris.macsycic@cwstevenson.ca

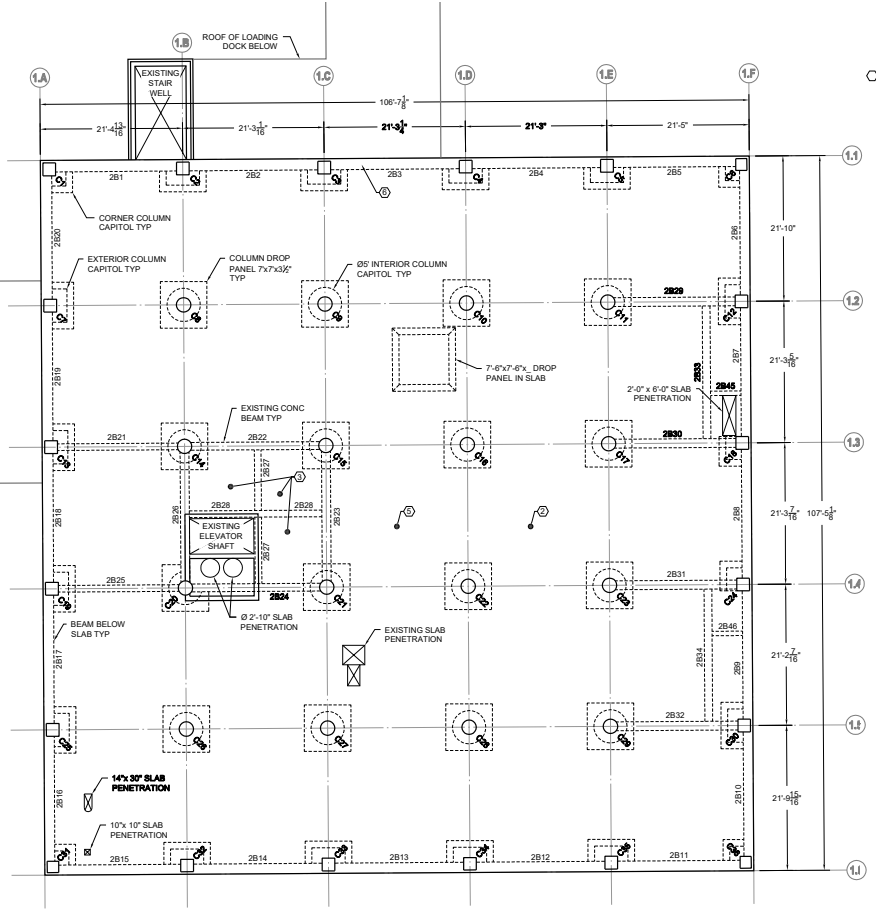
**Cushman & Wakefield | Stevenson**  
200 - 55 Donald Street  
Winnipeg, Manitoba R3C 1L8  
T 204 928 5000  
[www.cwstevenson.ca](http://www.cwstevenson.ca)

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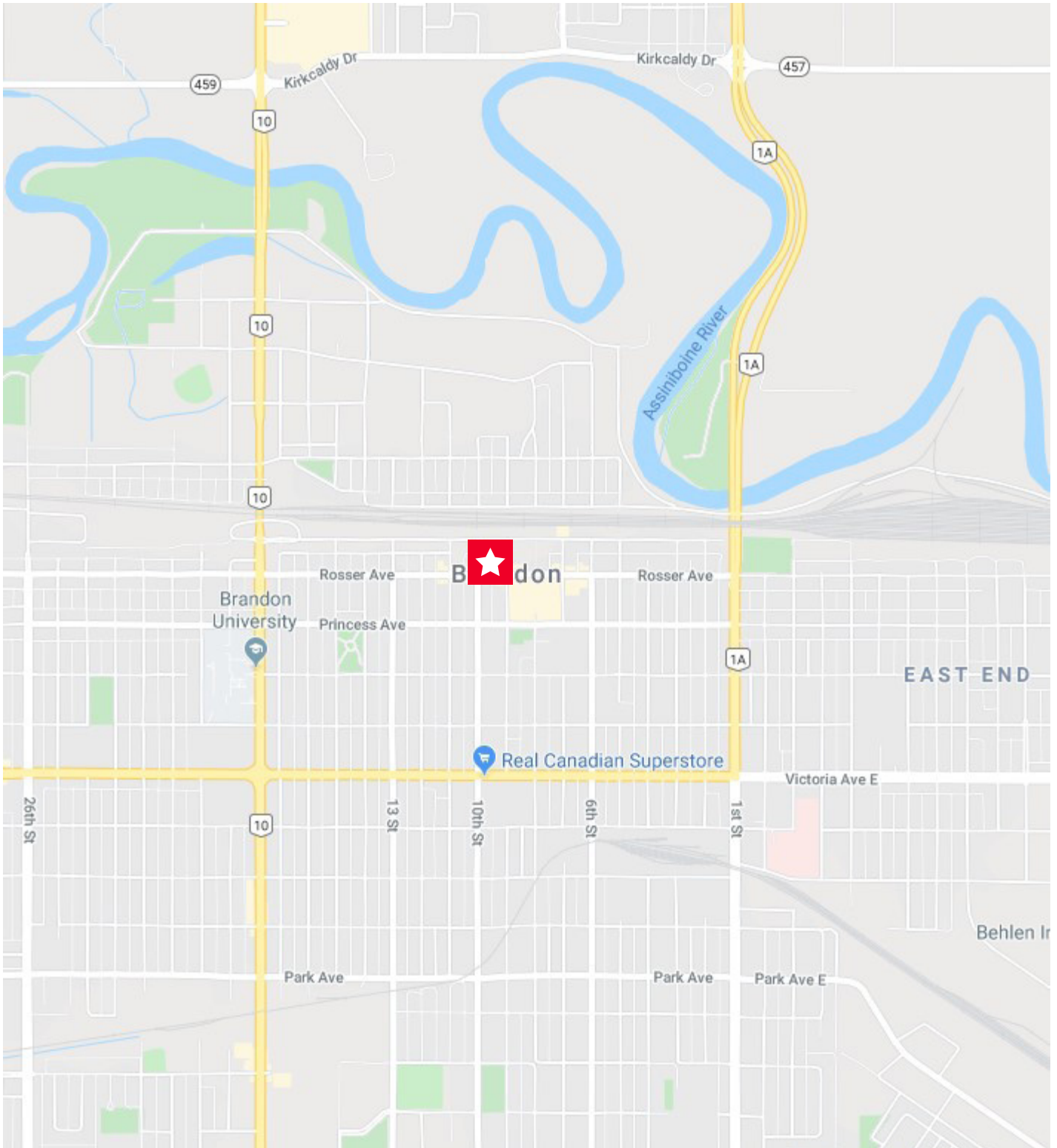
**SOUTH TOWER 2nd FLOOR FRAMING PLAN (ELEV 378.49M)**  
SCALE: 1/8" = 1'-0"



**NORTH TOWER 2nd FLOOR FRAMING PLAN (ELEV 378.40M)**  
SCALE: 1/8" = 1'-0"

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