

CORRAL CENTRE

Western Manitoba's Retail / Mixed-Use Destination
811 18th Street North, Brandon, Manitoba

FULLY DEVELOPED OFFICE SPACE OPPORTUNITY



BUSY
RETAIL NODE



GREAT
ACCESS



SUBSTANTIAL
PARKING



STRONG
RESIDENTIAL

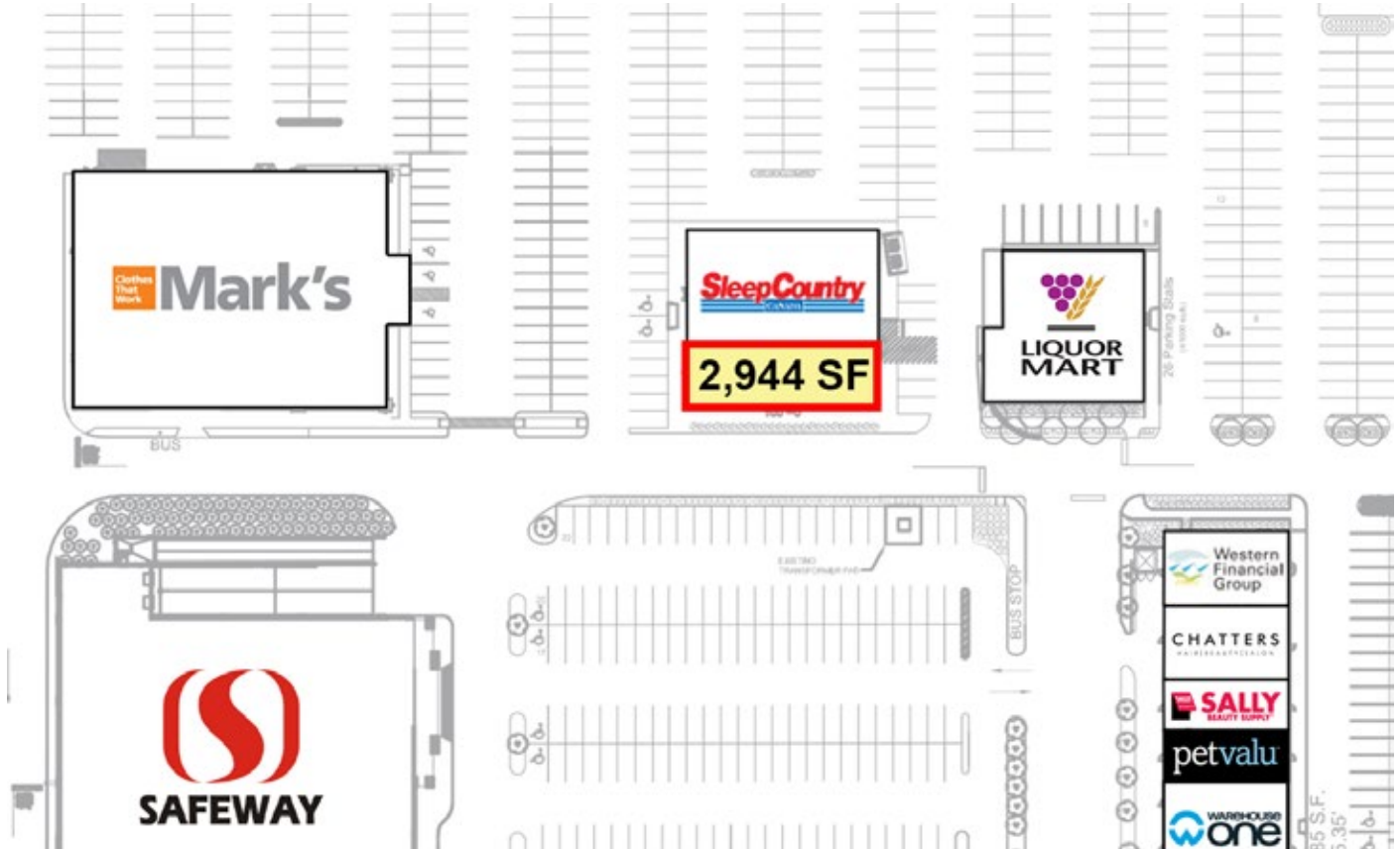


235,500+
TRADE AREA

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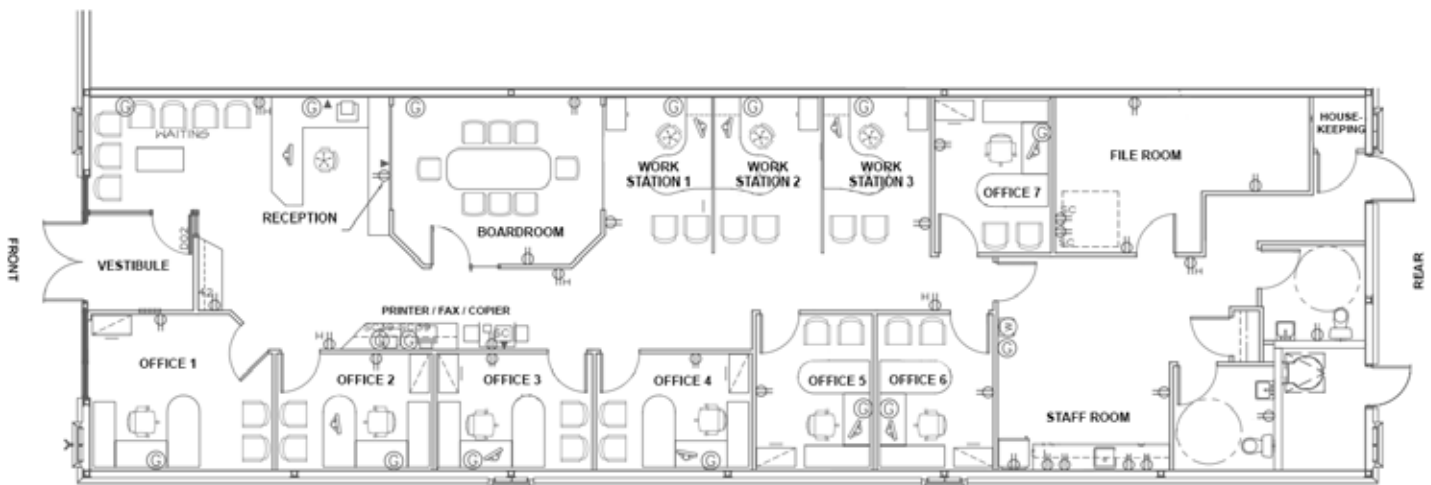
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SITE PLAN



FLOOR PLAN

APPROXIMATE





PROPERTY SUMMARY

Available	2,944 SF
Net Rent	TBN
Property Taxes (2025 est.)	\$4.67/SF
CAM* (2025 est.)	\$2.92/SF
Zoning	CAR - Commercial
Parking	Ample

*plus management fee of 5% of gross rent

FEATURES

- Fully developed office space.
- Adjacent to Marks and Sleep Country.
- Signage on three sides.
- End cap in freestanding building in front of Home Depot with exposure directly into Safeway's parking pool.

LOCATION

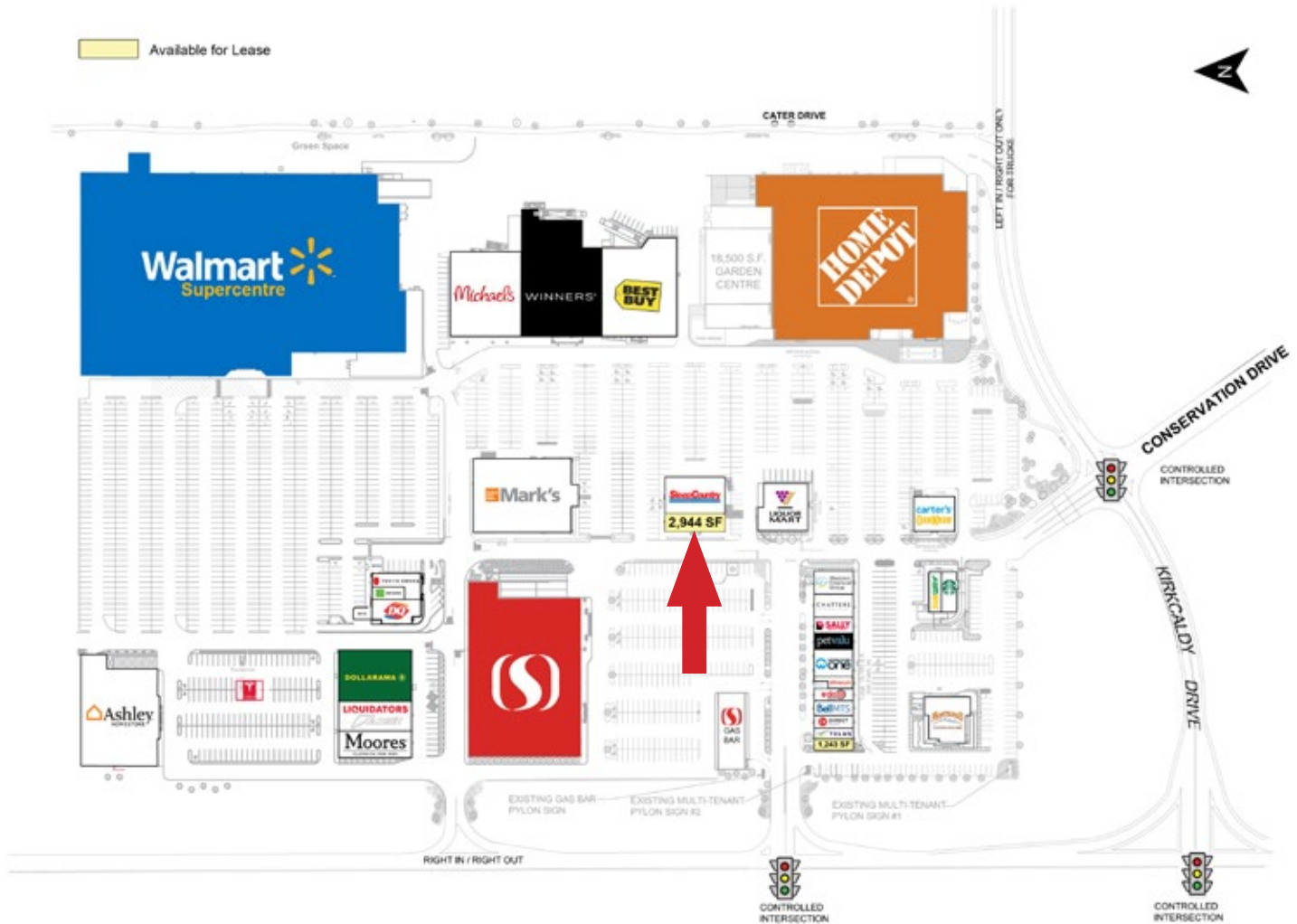
- Corral Centre is a **500,000 sq. ft.** retail / mixed-use centre located on 39 acres.
- Anchored by Walmart Supercentre, Home Depot and Safeway, Corral Centre has consistently attracted national/strong regional retailers such as Best Buy, Winners, Michaels, Liquor Mart, Mark's, Dollarama, Subway, Starbucks, Montana's and Ashley Furniture.
- Tesla supercharger station on site.
- Situated at the major signalized intersection of 18th Street and Kirkcaldy Drive, south of Trans- Canada Highway #1.
- **Incredible exposure** to 18th Street - Brandon's dominant commercial thoroughfare.
- New housing developments adjacent to the site, with plans for further residential.

TRAFFIC

- 23,790 vehicles per day on 18th Street at Kirkcaldy Drive (City of Brandon).

CORRAL CENTRE

811 18th Street North
Brandon, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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