

# 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

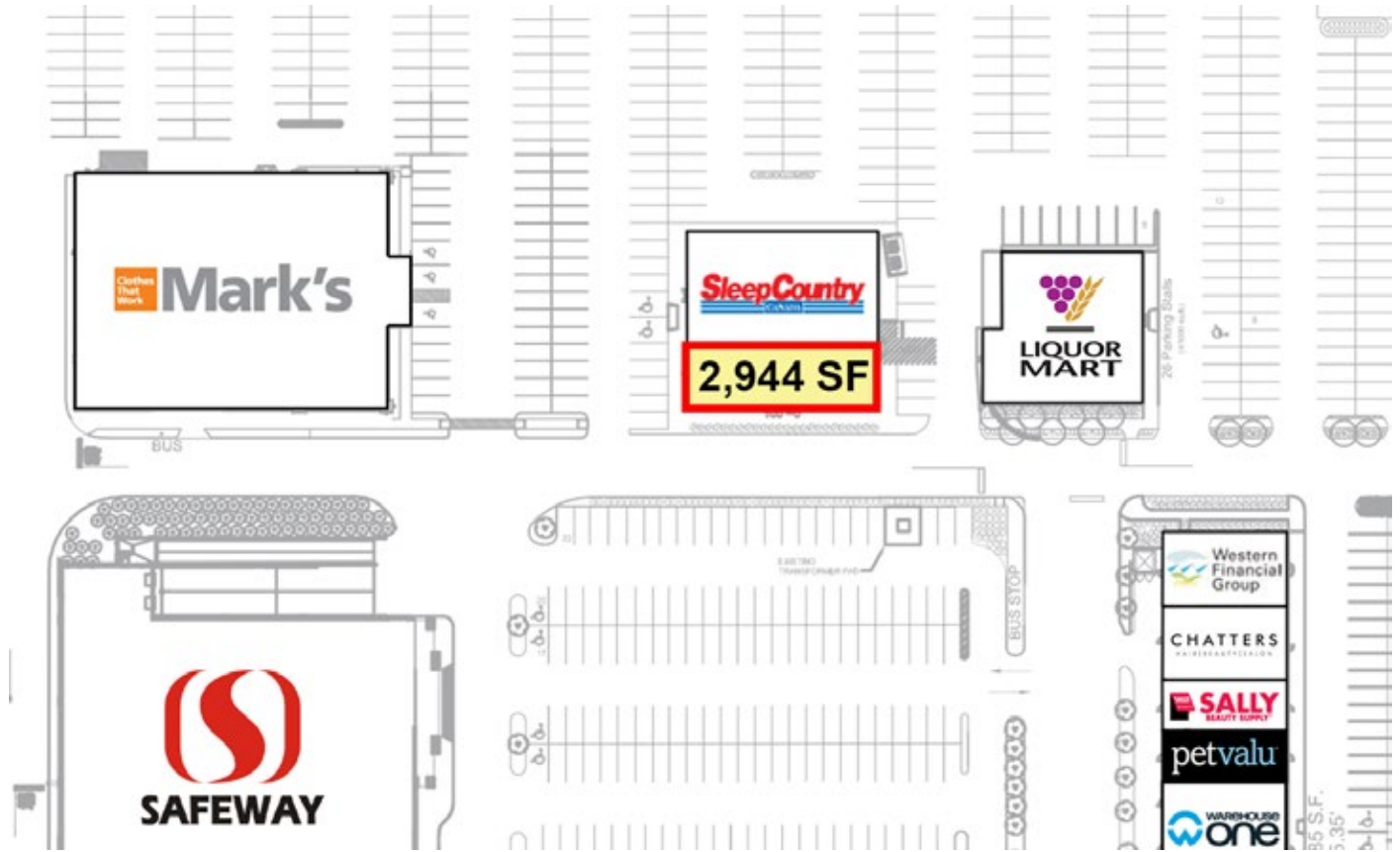


**STRONG**  
RESIDENTIAL



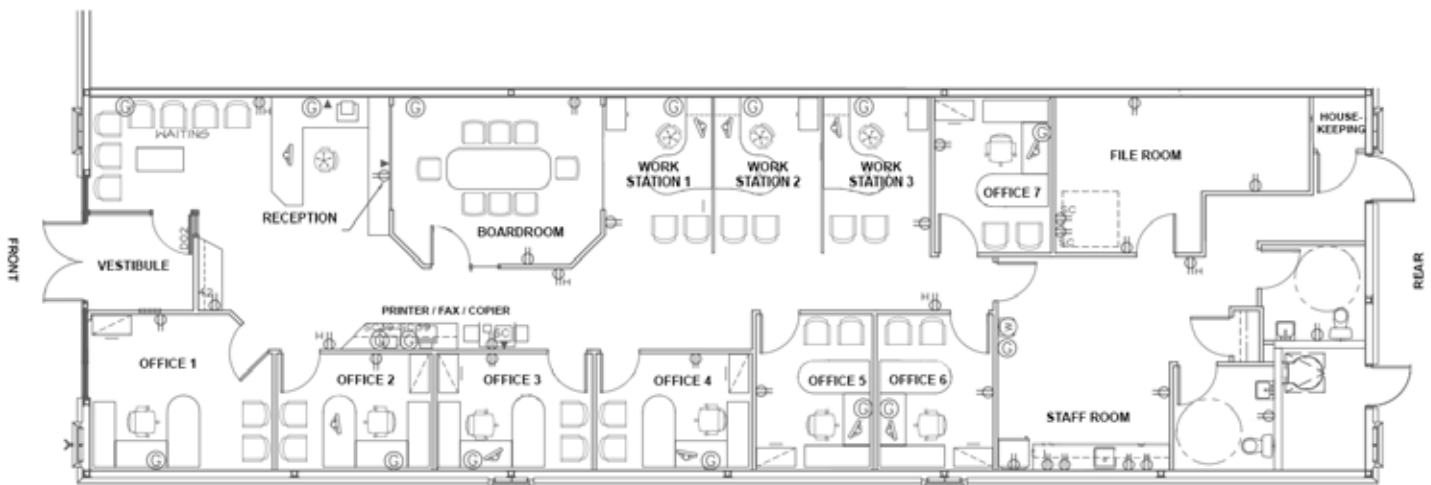
**232,000+**  
TRADE AREA

## SITE PLAN



## FLOOR PLAN

APPROXIMATE





## PROPERTY SUMMARY

Available	2,944 SF
Net Rent	TBN
Property Taxes (est.)	\$4.41/SF
CAM* (est.)	\$2.73/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).

