

CORRAL CENTRE

Western Manitoba's Premier Retail / Mixed-Use Power Centre

811 18th Street North, Brandon, Manitoba

FULLY DEVELOPED OFFICE SPACE OPPORTUNITY



BUSY
RETAIL NODE



GREAT
ACCESS



SUBSTANTIAL
PARKING



STRONG
RESIDENTIAL



237,500+
TRADE AREA
Based on Trade Area (2025)

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CORRAL CENTRE

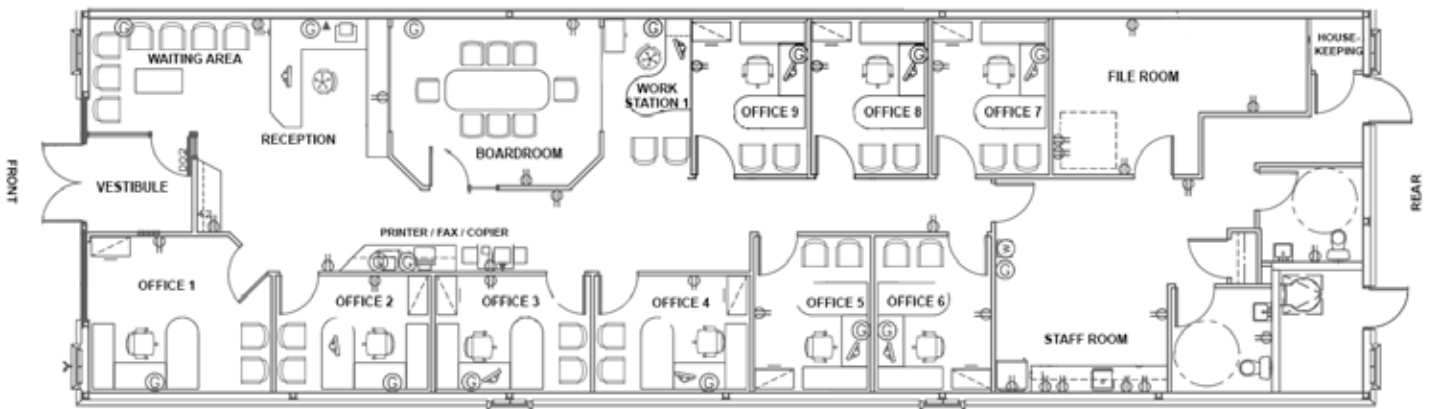
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SITE PLAN



FLOOR PLAN

APPROXIMATE



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204.474.2000

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PROPERTY SUMMARY

Available	2,944 SF
Net Rent	TBN
Property Taxes (2026 est.)	\$4.97/SF
CAM* (2026 est.)	\$2.98/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 power centre located on 39 acres.
- Anchored by Walmart Supercentre, Home Depot, and Safeway, the centre draws consistent traffic from across Western Manitoba.
- Strong lineup of national and regional retailers—including Best Buy, Winners, Michaels, Liquor Mart, Mark's, Dollarama, Subway, Starbucks, Montana's, and Ashley Furniture.
- Strategically positioned at the major intersection of 18th Street (Brandon's dominant commercial artery) and Kirkcaldy Drive, just south of the Trans-Canada Highway #1, with unmatched visibility and accessibility via two signalized intersections and a right in/out on 18th Street.

TRAFFIC

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

