



HAMMOND REALTY

\$429,900

113 3rd Avenue West, Biggar



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Commercial Property Listing: Office Building in Biggar, SK

Located at 113 3rd Avenue West in Biggar, SK, this 5,100 sq. ft. single-storey office building offers a prime commercial opportunity in the heart of town. Perfect for a variety of commercial uses, this well-maintained property offers flexible office space with modern amenities, ample parking, and a convenient location.

This office building offers an outstanding investment opportunity, with the seller willing to lease the property at \$40,000/year for a 3-year term, with an option to renew. This structure provides immediate cash flow, a stable long-term tenant, and attractive returns for investors seeking income-producing commercial real estate in a strong agricultural region.

Biggar has recently completed a \$7.5 million revitalization of its downtown, modernizing infrastructure, streetscapes, lighting, and commercial-area amenities. This significant municipal investment is contributing to increased economic activity, higher business engagement, and renewed commercial interest, enhancing the long-term strength and stability of the town for outside investors.

The building includes 8 private offices, a large boardroom, reception area, kitchen, technology room, two bathrooms, two rear storage rooms, and a warehouse with an overhead door. Solid concrete block construction, paved parking, upgraded electrical, lighting, and flooring, and a flexible interior layout make this a turnkey commercial space with low ongoing maintenance requirements.

While ideally positioned for an investor, the property also suits owner-occupiers requiring office, professional, service, or mixed-use space. Vacant possession can be provided.

Located on 3rd Avenue West (C1 zoning) with excellent visibility and convenient access, this property offers both reliable income potential and functional commercial space in one of Saskatchewan's most active and forward-looking regional centres.

Legal Land Description:

Pt. Lot 16 & Lot 17 Block 16 Plan D4770

ISC Surface Parcel Numbers: 146536353, 118717410

Property Tax Levy (2025):

\$5,780

Zoning:

C1 Town Centre Commercial District

- Bidirectional street, no center median
- Priority snow removal on the 100 block of 3rd Ave West

Land Size:

- 75' frontage x 140' depth
- 10,500 sq. ft. lot

Lot Development:

- Approx. 30' x 125' paved parking lot
- Gravel area behind the building (~18' x 42')
- Curbed concrete gutter for drainage
- Sloped for optimal water runoff

Parking:

- 2 public spaces on 3rd Ave West
- Lot previously had 18 electrified stalls (electricity now removed)

Building Size:

- 5,100 sq. ft. (42' width x 122' length)
- Covers 48.5% of the lot

Year Built:

1980

Structure:

- Single-storey office building
- Concrete block construction

Roofing:

- Flat rubber roof, installed around 2008

Exterior Material:

Stucco

Foundation:

- Concrete grade beam with concrete slab flooring
- No basement

Entrances:

- Man door access from street and parking lot
- Overhead garage door at the rear

Heating & Cooling:

- 2 high-efficiency natural gas forced air furnaces
- Rooftop AC unit services the entire building
- Boiler system with baseboard convectors (not in use)

Electrical:

- Single phase, 400 AMP main panel with multiple sub-panels

Utility Costs (average over 2 years):

- Power: \$276.90/month
- Gas: \$190.42/month
- Water & Sewer: \$61.33/month
- Total: \$528.65/month

Water Heater:

Electric

Water & Sewer:

Municipal

Accessibility:

Wheelchair ramp (no assisted door)

Fire Safety:

- No sprinkler system
 - Smoke detectors installed
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Interior Details**Office Area:**

- 8 offices, each with carpet or vinyl plank flooring and windows
- Sizes range from 130 sq. ft. to 300 sq. ft.

Boardroom:

- 18'9" x 21'6" (400 sq. ft.), carpet flooring
- Adjacent kitchen (16'4" x 6'4") with sink, cupboards, and carpet

File Storage:

- 9'8" x 6'4", vinyl plank flooring

Technology/Supply Room:

- 12'2" x 18'9", carpet flooring, fire-grade door
- Used for network equipment and office supplies

Bathrooms:

- Men's: 9'1" x 7'3", tile floor, toilet, and sink
- Women's: 9'1" x 8'6", tile floor, 2 stalls and sink

Foyer:

- 6' x 7', vinyl plank flooring

Hallway:

- Vinyl plank flooring, varying widths (9'4" to 6'4")

Storage Rooms:

- Room 1: 14'10" x 19'10", concrete flooring, exterior wall not insulated
- Room 2: 14'10" x 19'4", concrete flooring, exterior wall not insulated

Warehouse:

- 25'1" x 19'4", overhead garage door, concrete floor, exterior wall not insulated
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Additional Comments:

Recent renovations (2015) included vinyl plank flooring, LED lighting, and ceiling tiles. Four new offices, file storage, and two storage rooms were added. Since 2009, the property has seen numerous upgrades, including the paved parking lot, curbed gutter installation, office carpeting, and interior paint. Two high-efficiency furnaces were also installed.





