



\$100,000

223 Main Street, Biggar, SK



Dave Molberg

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Property Details

Service Type:	Listing	Closest Town:	Biggar
Location:	Saskatchewan	MLS Number:	SK049555
Title Acres (ISC):	0.1	Price:	\$100,000
\$/Titled Acres:	\$1,000,000	Improvements:	\$100,000
Enterprise:	Commercial		

Description

223 Main Street, Biggar, SK

\$100,000 | Commercial Office Building

Main Street office building on a corner lot in Biggar with tenants in place. Located on Main Street in downtown Biggar, which was recently upgraded through the \$5 million Biggar Revitalization Project. Improvements included new sidewalks, lighting and signage, storefront improvements, a permanent concert stage, and a park on the former CN rail grounds. The project has brought new activity to downtown and new residents to the community.

Property Highlights

- Income:** Existing rental income from four tenants. A buyer can take possession with income from day one.
- Tenants:**
 - oPrimary tenant has 3 years remaining on their lease.
 - oThree additional tenants rent on year-to-year agreements.
 - oA buyer has the flexibility to renew these tenants, find new tenants, or use the space for their own business.
- Expenses:** Utilities paid by the tenants, landlord pays property taxes.
- Room to Grow:** Space is available to accommodate an additional 2 to 3 tenants, depending on their requirements.

Building Details

- Building:** Single-storey, concrete-block commercial building constructed in 1929.
- Main Floor:** 2,720 sq ft (34 ft × 80 ft), with a 14 ft storey height (approximately 7 ft 10 in drop ceiling height)
- Layout:** 12 offices, several of which connect to one another, plus 2 bathrooms and a kitchen. A central hallway runs from the Main Street entrance to the rear of the building.
- Basement:** 1,564 sq ft partial basement (34 ft × 46 ft) beneath the rear of the building features 8 ft ceilings, concrete floor, concrete walls, furnace room, and several rooms suitable for storage or future development. The front 34 ft × 35 ft portion of the building is crawl space.

- Mechanical:** 2 forced-air natural gas furnaces and direct vent water heater.

Site Details

- Lot:** 34 ft × 130 ft corner lot (±4,420 sq ft) at Main Street and 3rd Avenue West. The property consists of all of Lot 1 and the north 9 ft of Lot 2, Block 7, Plan D4770 (ISC Surface Parcels 118712112 and 146460326).
- Parking:** Parking at the rear of the building, plus street parking along the side and front.
- Property Taxes:** Approximately \$3,000 per year.
- Assessment:** 2026 SAMA assessed value of \$165,900.

Investment or Owner-Occupier Opportunity

This property suits an investor looking for existing rental income with a primary tenant secured under a multi-year lease, or a business owner wanting a Main Street location with existing tenants helping offset ownership costs.

Call Dave Molberg at (306) 948-4478 for more information or to book a showing.

Property Report

Print Date: 17-Jul-2026

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Municipality Name: TOWN OF BIGGAR

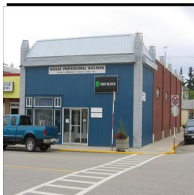
Assessment ID Number : BIGGA-505012500

PID: 203678925



Civic Address: MAIN St
Legal Location: Lot PT 1-2 Block 7 Plan D4770 Sup 00
Supplementary: ALL OF 1 AND N 9' OF 2 H&R BLOCK

Title Acres:
School Division: 207
Neighbourhood: BIGGA-100
Overall PUSE: 3410
Call Back Year:
Reviewed: 12-Dec-2018
Change Reason: Maintenance
Year / Frozen ID: 2026/-32560
Predom Code: MS344 Office Buildings
Method in Use: C.A.M.A. - Cost



URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
01 / 1	Commercial Land	Rectangular Width(ft) 25.00 Side 1 (ft) 130.00 Side 2 (ft) Area/Units 3,250.00	Prime Rate: \$2.86 Urban - Square Foot Lump Sum: 0.00	Std.Parcel Size: 7,000.00 Land Size Multiplier: 163 Adjustment reason:	1	CO	Taxable
02 / 1	Commercial Land	Rectangular Width(ft) 9.00 Side 1 (ft) 130.00 Side 2 (ft) Area/Units 1,170.00	Prime Rate: \$2.86 Urban - Square Foot Lump Sum: 0.00	Std.Parcel Size: 7,000.00 Land Size Multiplier: 163 Adjustment reason:	1	CO	Taxable

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Eff. Yr Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub	ST
344 - Office Building Basement - Storage Finish	C (Concrete Frame) Dimensions: 46.0 x 34.0	B	156870	0	1929	0.7	1564	1564	00 %	00 %	56	0	44	CO	1	Taxable
344 - Office Building Occupancy - Base Rate	C (Concrete Frame) Dimensions: 80.0 x 34.0	B	156871	0	1929	0.7	2720	2720	00 %	00 %	56	0	44	CO	1	Taxable

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 344 - Office Building Act. Year Built: 1929	Type: Basement - Storage Finish	Building ID & Seq: 156870/0	Section Area/Vol: 1564	Perimeter: 160
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Municipality Name: TOWN OF BIGGAR		Assessment ID Number :	BIGGA-505012500	PID: 203678925
Description:	Occupancy Type: Basement - Storage Finish		Construction Class : C (Concrete Frame)	
Construction Quality: B - Average	Heating Type 1: 100% - No Heating		Heating Type 2 :	
Ventilation 1: 100% - No Ventilation	Ventilation 2:		Air Conditioning Type 1 : 100% - No Air Conditioning	
Air Conditioning Type 2:	Sprinklers 1: 100% - No Sprinklers		Sprinklers 2 :	
Elevators: No Elevators	Storey Height: 8		Total # of Storeys: Section : 01 Storey	
Total # of Storeys: Building: 02 Storeys	Physical Condition: 0.7		CAF Adjustment : 100	
Sub Model: 344 - Office Building	Type: Occupancy - Base Rate	Building ID & Seq: 156871/0		Section Area/Vol: 2720
Act. Year Built: 1929			Perimeter: 228	

Description:	Occupancy Type: Occupancy - Base Rate			Construction Class : C (Concrete Frame)	
Construction Quality: B - Average	Heating Type 1: 100% - Forced Hot Air			Heating Type 2 :	
Ventilation 1: 100% - No Ventilation	Ventilation 2:			Air Conditioning Type 1 : 100% - No Air Conditioning	
Air Conditioning Type 2:	Sprinklers 1: 100% - No Sprinklers			Sprinklers 2 :	
Elevators: No Elevators	Storey Height: 16			Total # of Storeys: Section : 01 Storey	
Total # of Storeys: Building: 02 Storeys	Physical Condition: 0.7			CAF Adjustment : 100	

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Improvement	\$153,300		1	Comm & Industrial Other	85%	\$130,305				Taxable
Non-Agricultural	\$12,600		1	Comm & Industrial Other	85%	\$10,710				Taxable
Total of Assessed Values:	\$165,900				Total of Taxable/Exempt Values:	\$141,015				



Surface Parcel Number: 118712112

REQUEST DATE: Fri Jul 17 10:18:48 GMT-06:00 2026



Owner Name(s) : STEVENOT, DEANNA

Municipality : TOWN OF BIGGAR

Title Number(s) : 150721624

Parcel Class : Parcel (Generic)

Land Description : Lot 1-Blk/Par 7-Plan D4770 Ext 0

Source Quarter Section : NE-31-35-14-3

Commodity/Unit : Not Applicable

Area : 0.03 hectares (0.07 acres)

Converted Title Number : 63S03665

Ownership Share : 1:1



Surface Parcel Number: 146460326

REQUEST DATE: Fri Jul 17 10:18:56 GMT-06:00 2026



Owner Name(s) : STEVENOT, DEANNA

Municipality : TOWN OF BIGGAR

Title Number(s) : 150721646

Parcel Class : Parcel (Generic)

Land Description : Lot 2-Blk/Par 7-Plan D4770 Ext 3

Source Quarter Section : NE-31-35-14-3

Commodity/Unit : Not Applicable

Area : 0.011 hectares (0.03 acres)

Converted Title Number : 63S03665

Ownership Share : 1:1

