

MULTIFAMILY PROPERTY FOR SALE  
12648 23RD ST NW, WATFORD CITY, ND 58854



# TELLURIDE LODGE



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$7,499,000
Building Size:	55,148 SF
Lot Size:	10.49 Acres
Number of Units:	164
Price / SF:	\$135.98
Cap Rate:	10.37%
NOI:	\$777,883
Year Built:	2013
Zoning:	Commercial

PROPERTY OVERVIEW

AVAILABLE INVESTMENT OPPORTUNITY WITH TELLURIDE LODGE! Multi-family complex with 164 furnished 1-bedroom apartments and 6 furnished cabins on 10.49 acres. Amenities include laundry on site as well as a fully equipped fitness room, and a community room. Outdoor outlets at each unit for block heaters. Property is well-maintained under property management, providing a safe and quiet living environment. Situated in the heart of the Bakken Oil Fields with a prime location close to major roads.

PROPERTY HIGHLIGHTS

- 164 Furnished 1 Bedroom Apartments
- 6 Furnished Cabins
- On-Site Laundry/ Fitness Room/ Community Room
- Outdoor Outlets for Block Heaters at each unit
- 10.49 Acres
- Property Management
- Prime Location

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 Erik@ProvenRealtyND.com  
 ND #9328 MT #65900



ADDITIONAL PHOTOS



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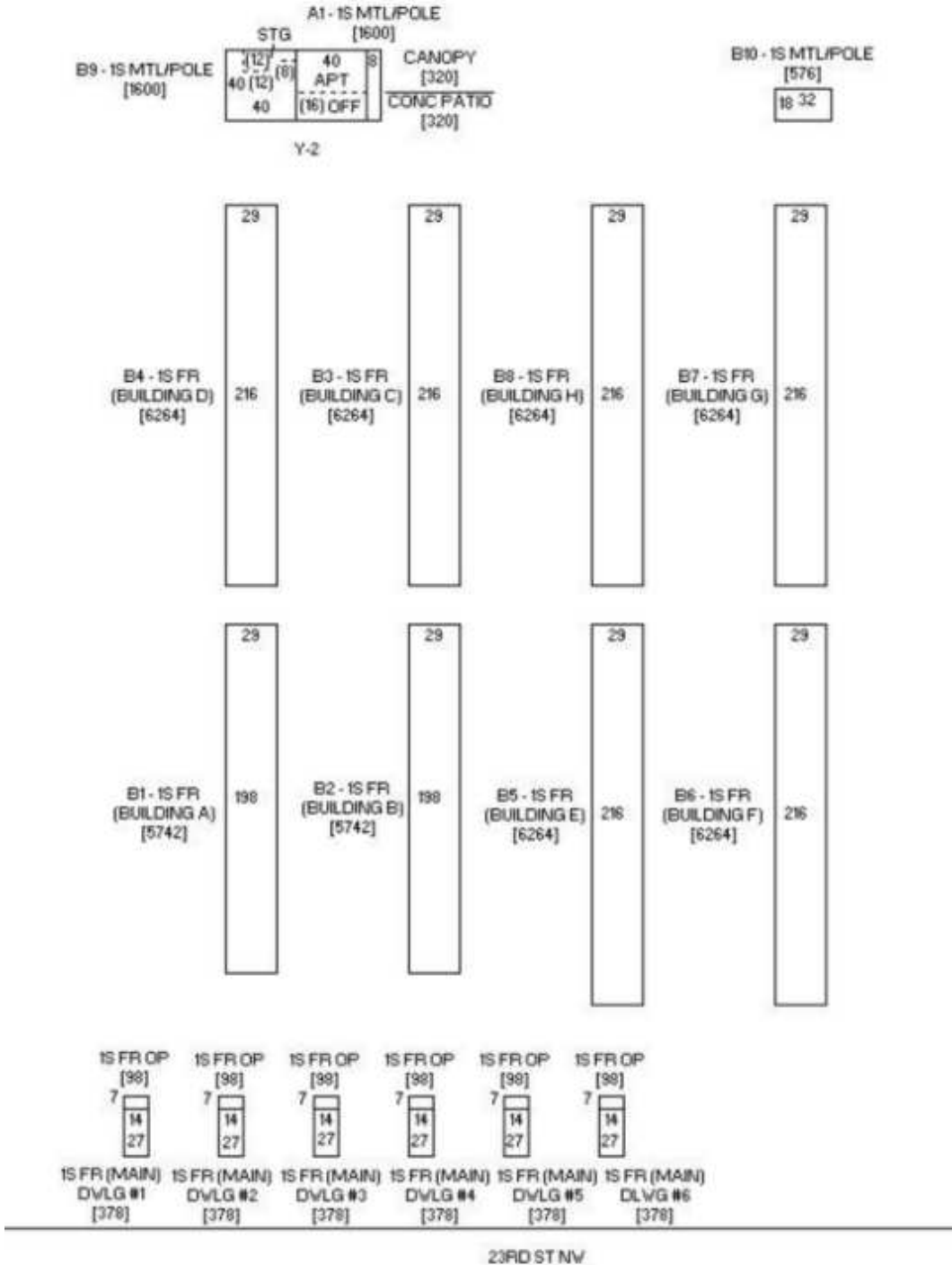
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SITE PLAN

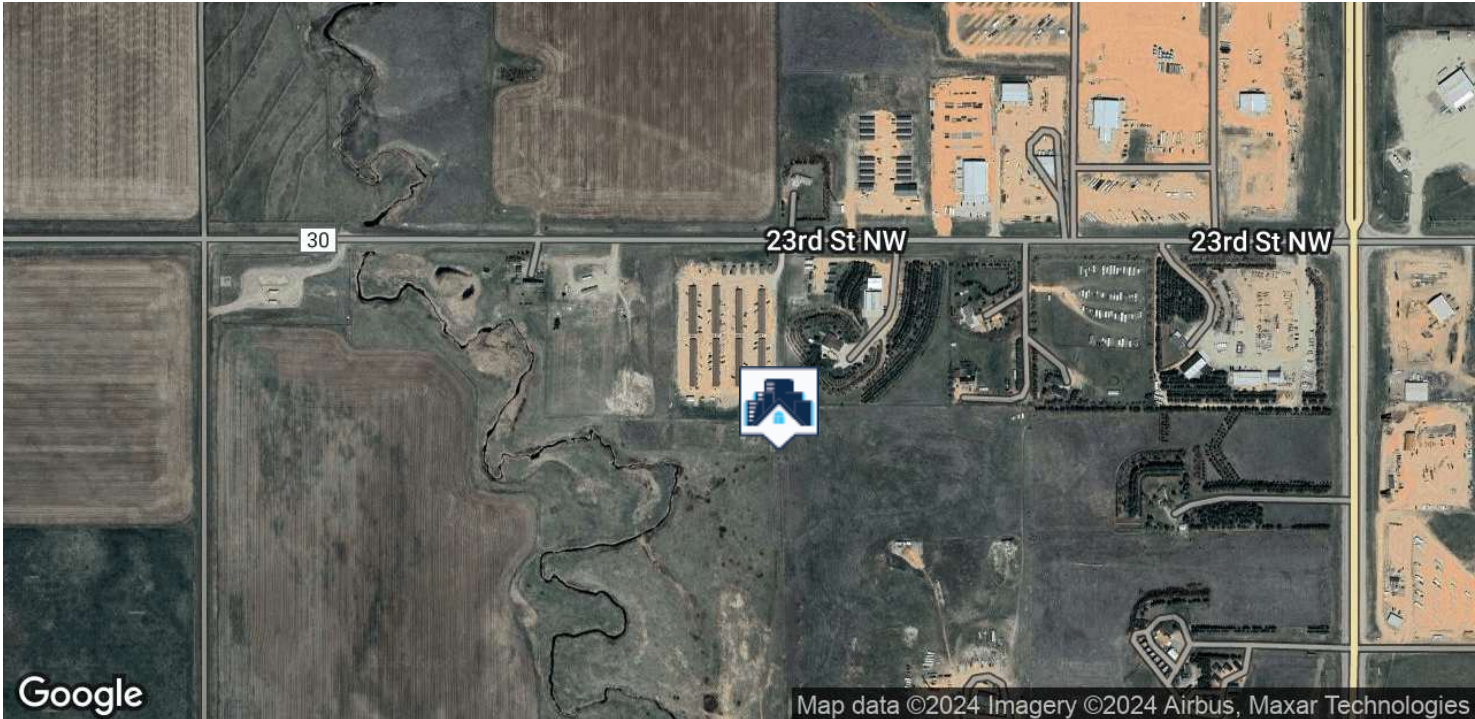
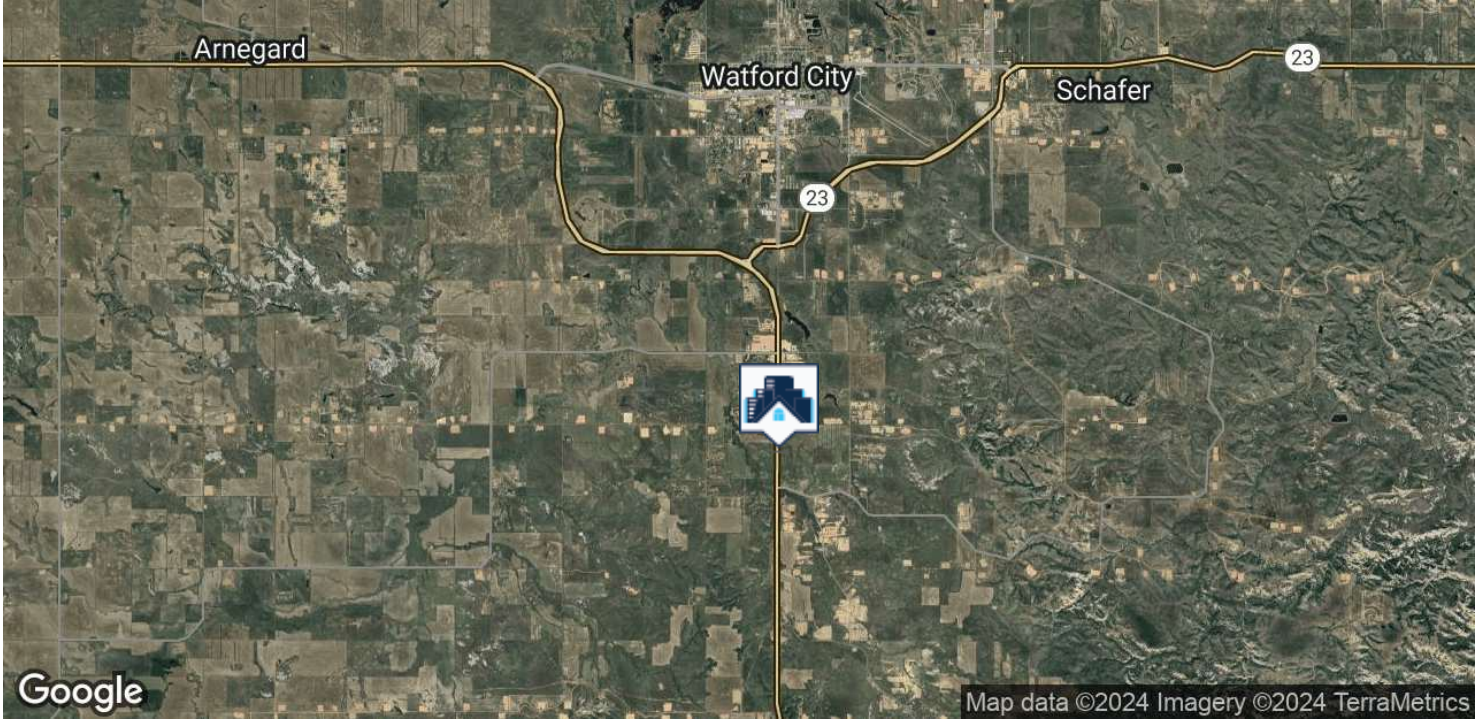


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LOCATION  
MAP

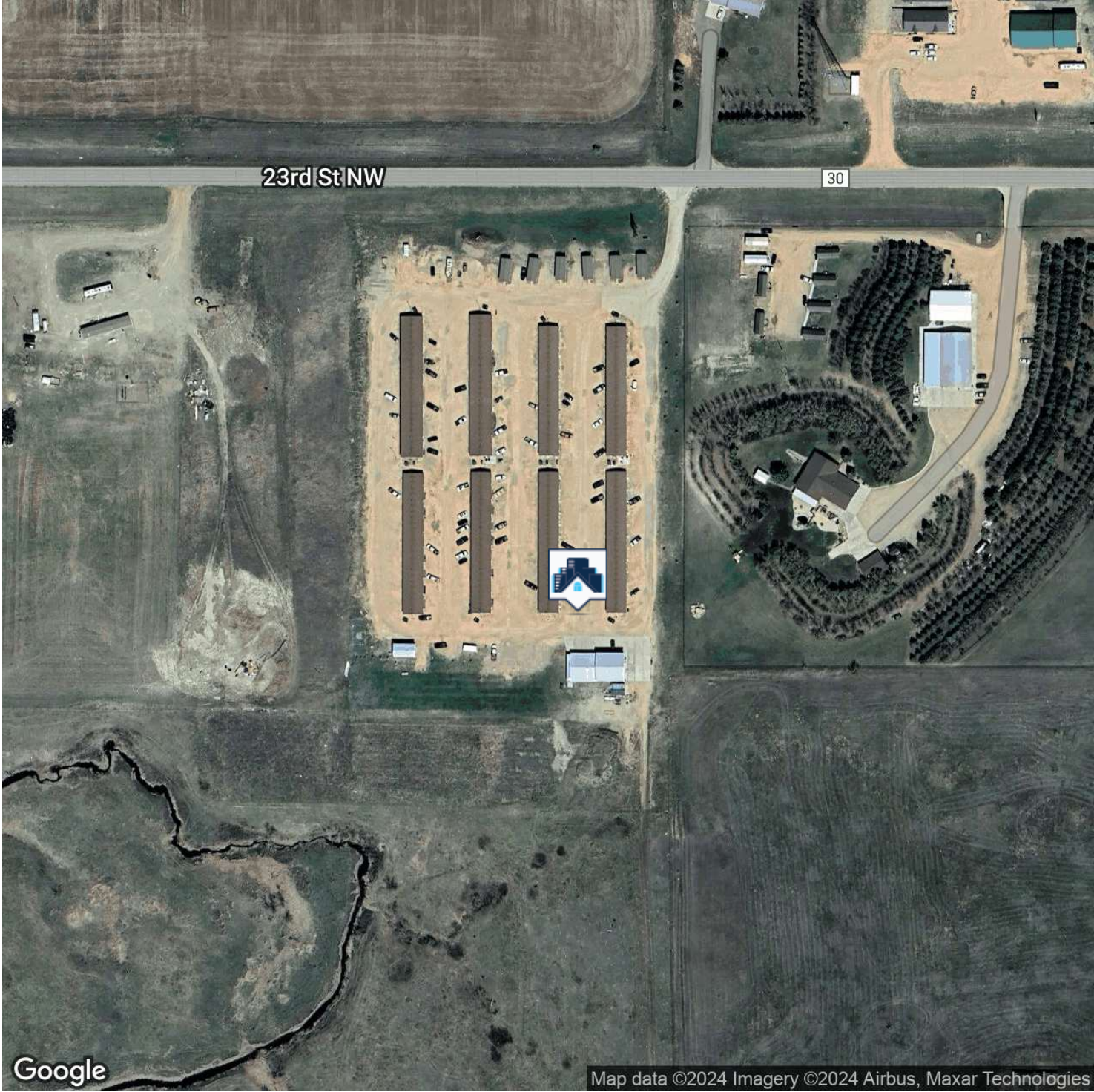


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AERIAL  
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RETAILER  
MAP



Google

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## ADVISOR BIO



### ERIK PETERSON

Owner/Broker

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Direct: **701.369.3949**

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### PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 100 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

#### Proven Realty brokered by eXp Realty

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