

OFFICE BUILDING FOR SALE
299 PRAIRIE DR, STANLEY, ND 58784



OFFICE WITH
HOUSING



EXECUTIVE SUMMARY



Sale Price

\$749,900

OFFERING SUMMARY

| | |
|----------------|-------------|
| Building Size: | 7,609 SF |
| Lot Size: | 0.217 Acres |
| Price / SF: | \$98.55 |
| Year Built: | 2012 |

PROPERTY OVERVIEW

This incredible mixed-use building offers a well-rounded package for businesses seeking office space combined with living quarters and other amenities. The combination of modern design, energy efficiency, and thoughtful interior features enhances its appeal for a range of potential tenants.

PROPERTY HIGHLIGHTS

- 7,609 SQ FT Mixed Use Building
- 2,145 SQ FT Main Floor Office Space with Oak Cabinetry Built-ins & Granite Countertops; Large Reception Area, Kitchenette & Conference Room
- Two Upper Level 2-Bedroom Apartments & Two Basement Sleeping Rooms
- 3 Car Garage/workshop Space with Radiant Floor Heat, Bathroom, and Storage
- Energy Efficient Building with Beautiful Finishes

Proven Realty Brokered By EXp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON

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Erik@ProvenRealtyND.com

ND #9328 MT #65900



Office Building For Sale

Office With Housing | 299 Prairie Dr, Stanley, ND 58784

ADDITIONAL PHOTOS



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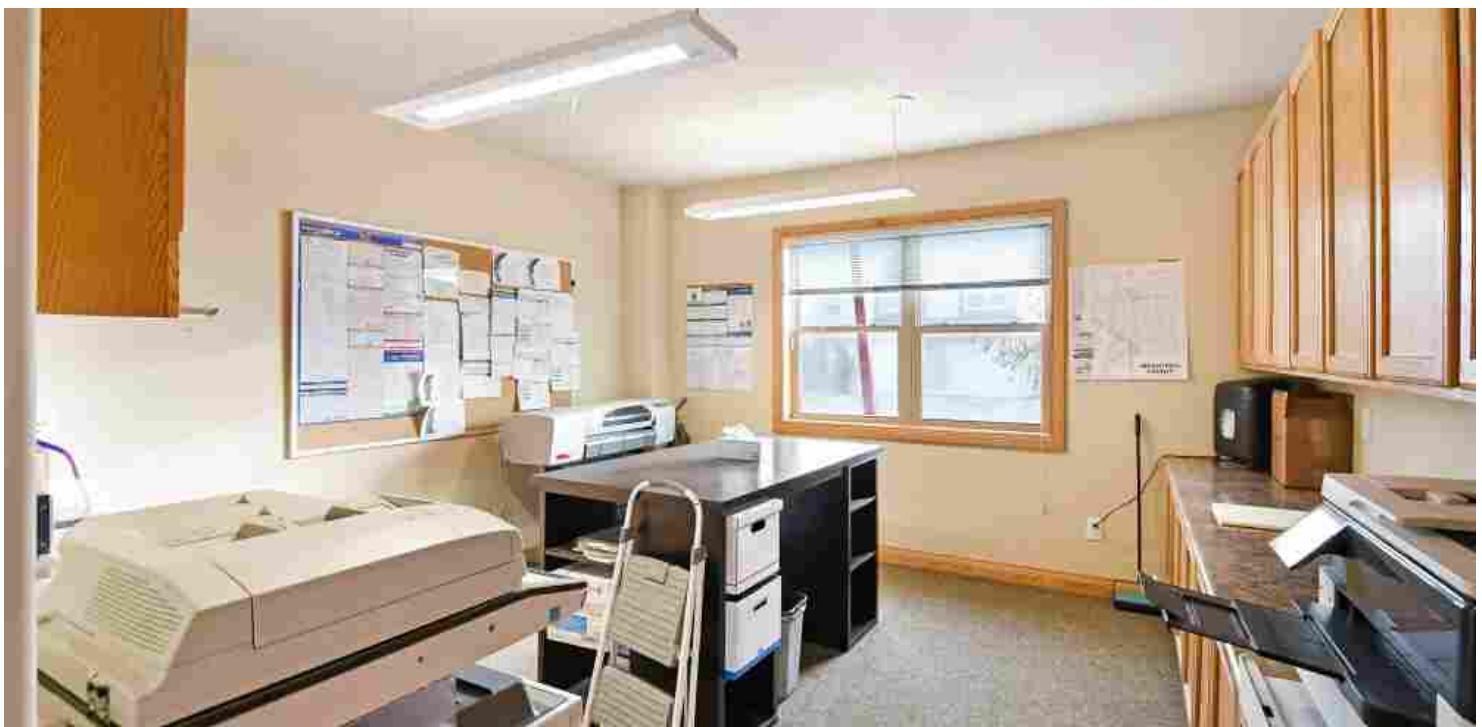
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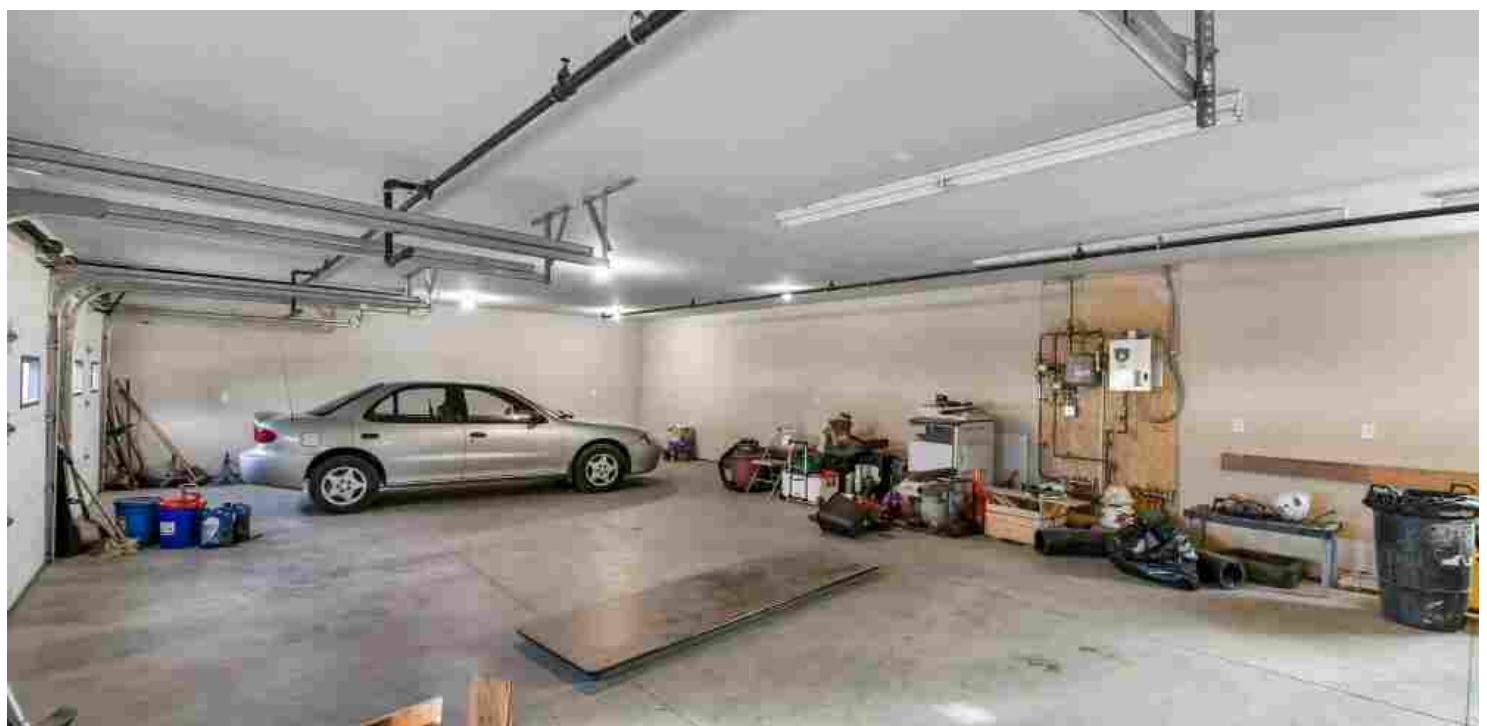
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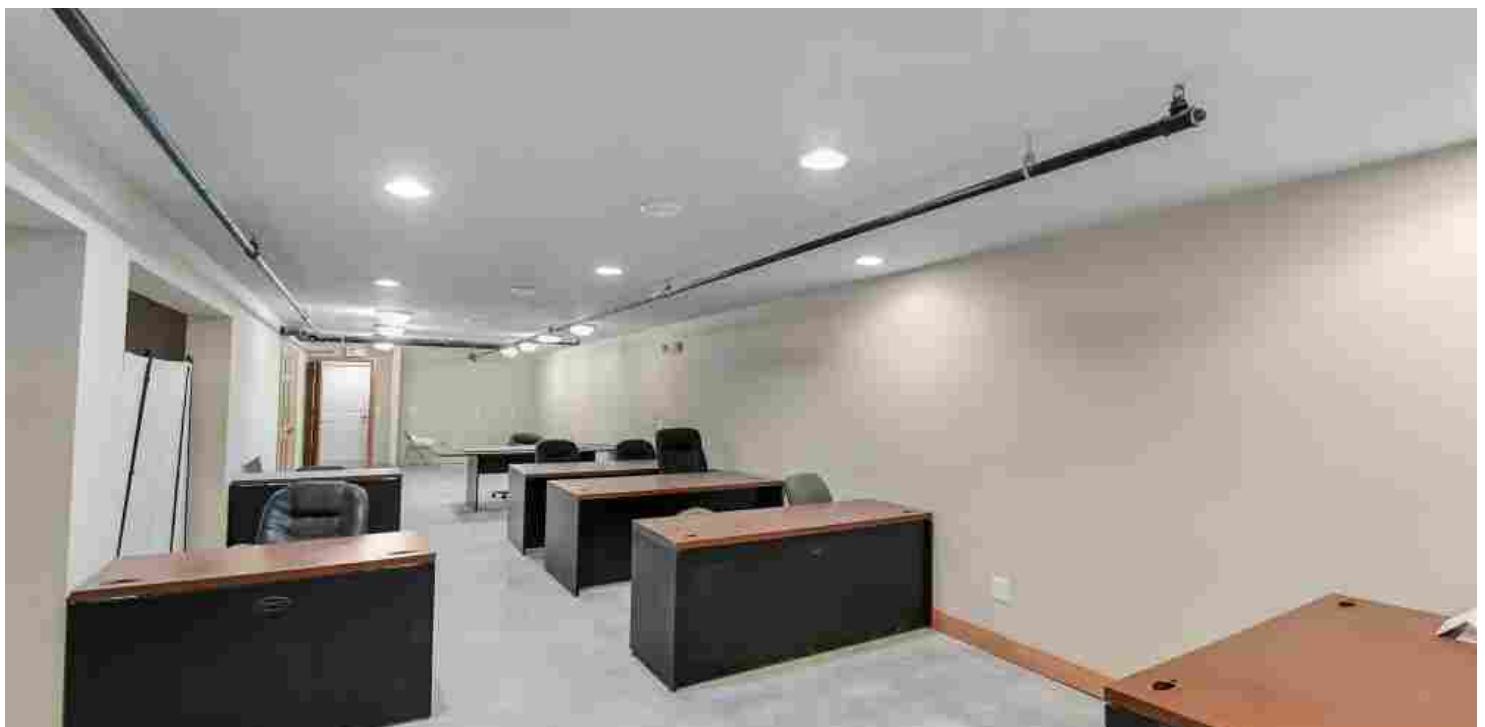
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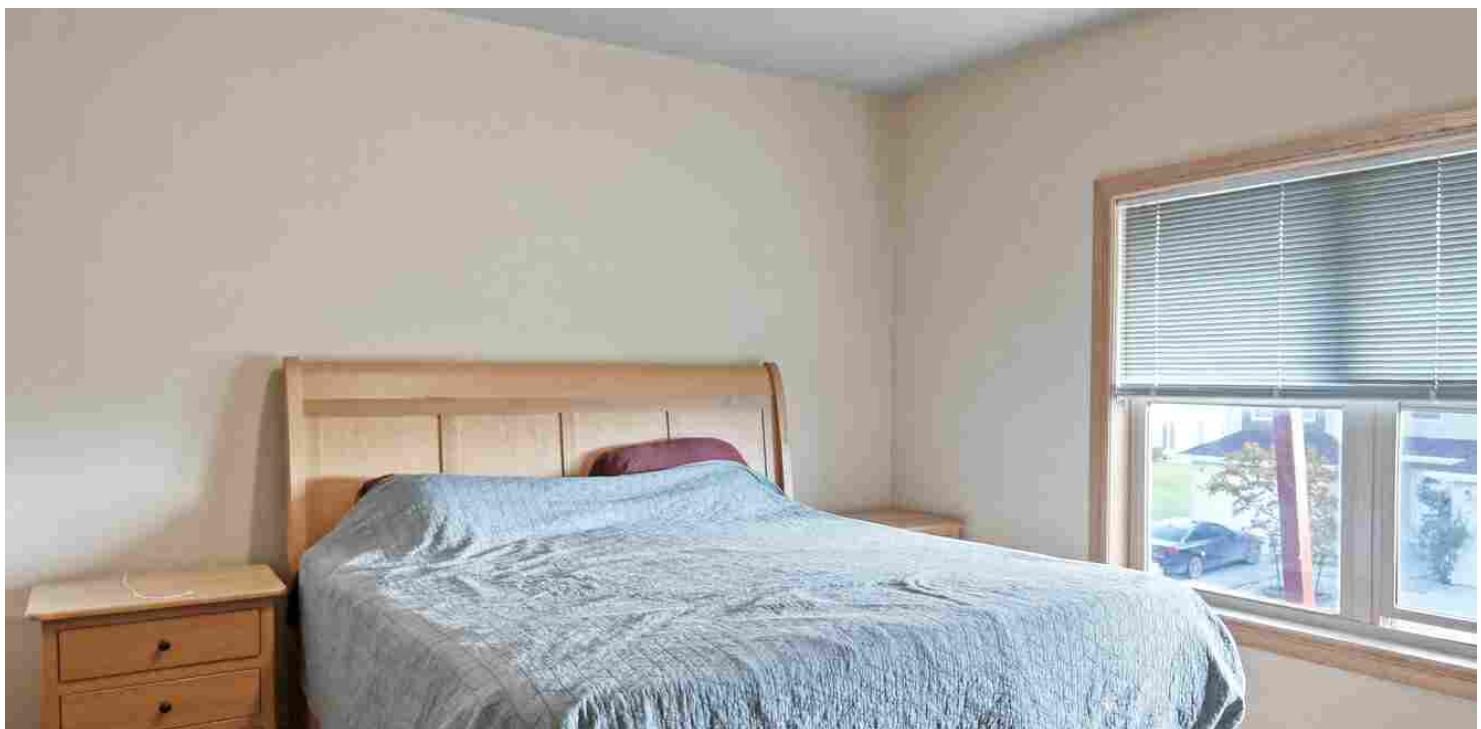
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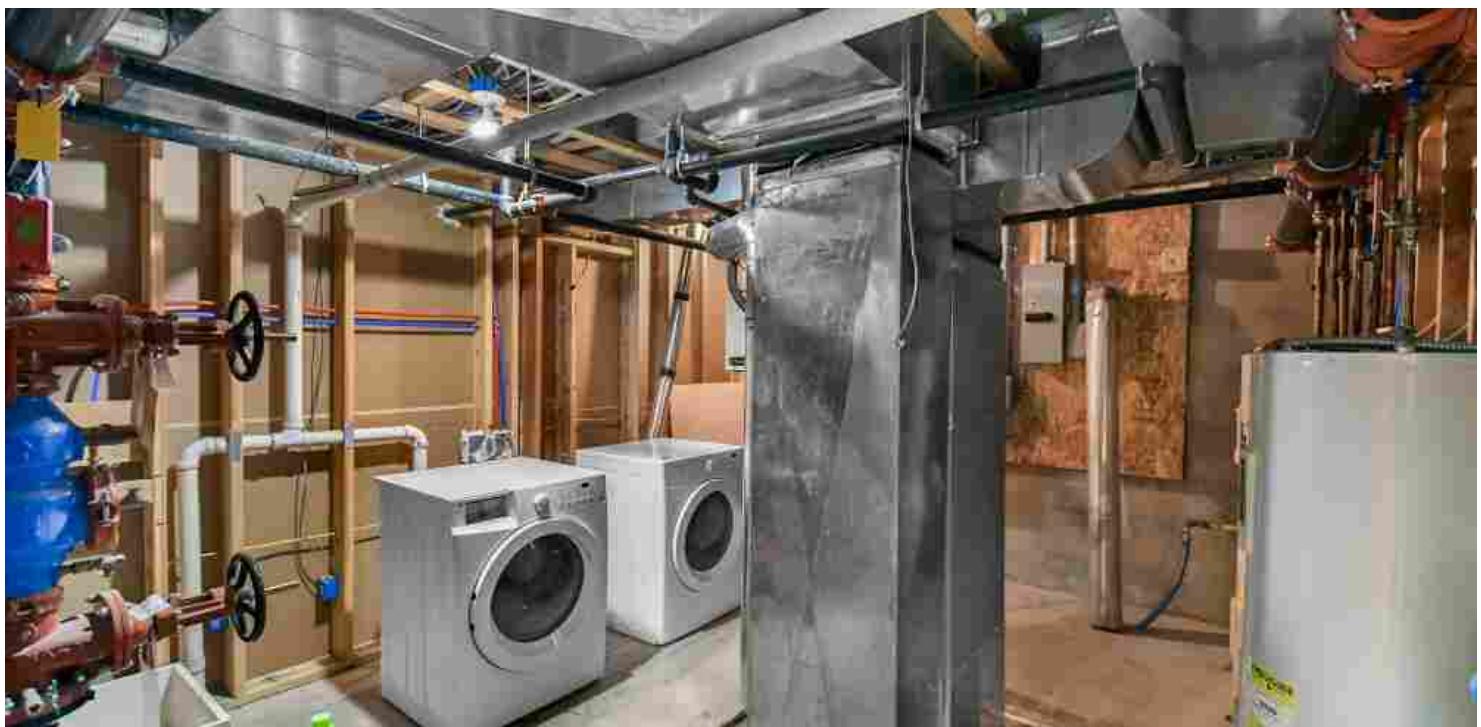


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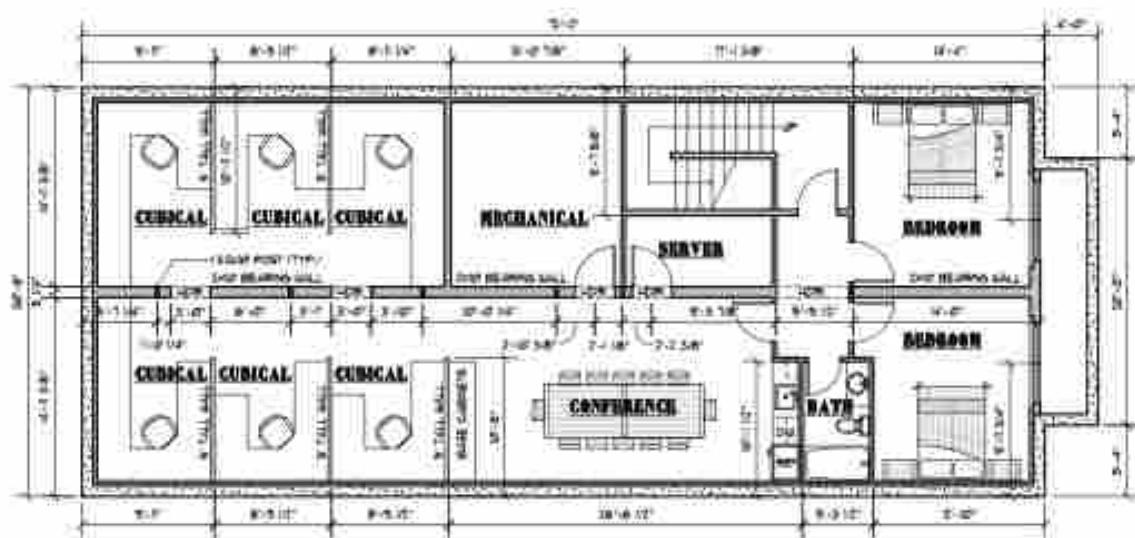
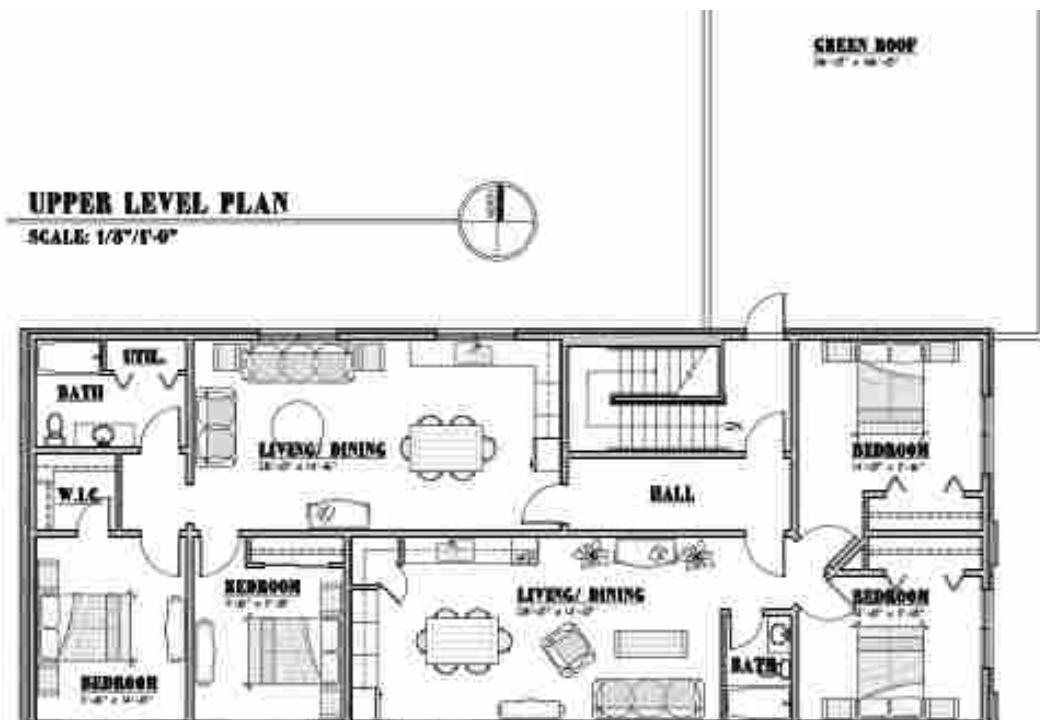
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ADDITIONAL PHOTOS

**LOWER LEVEL PLAN**

SCALE: 1/8" / 1'-0"

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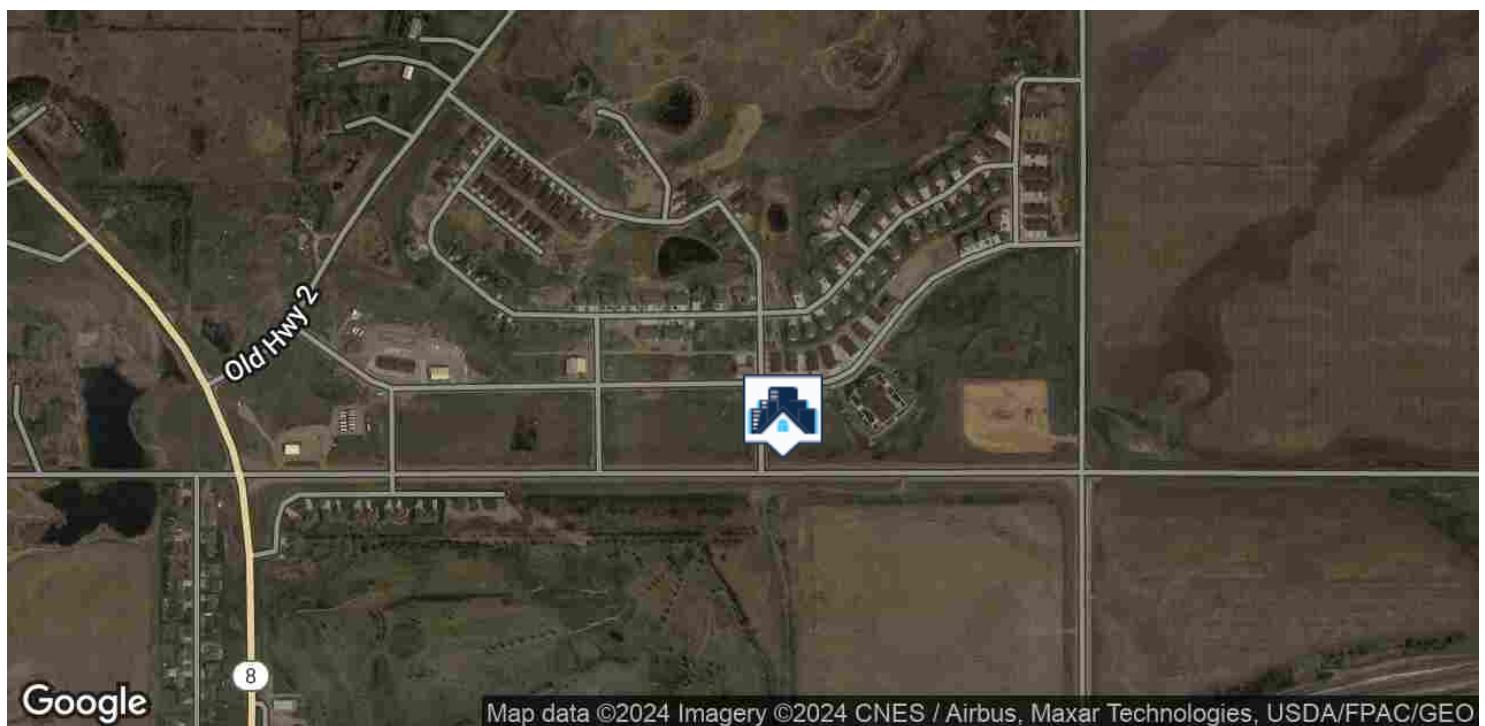
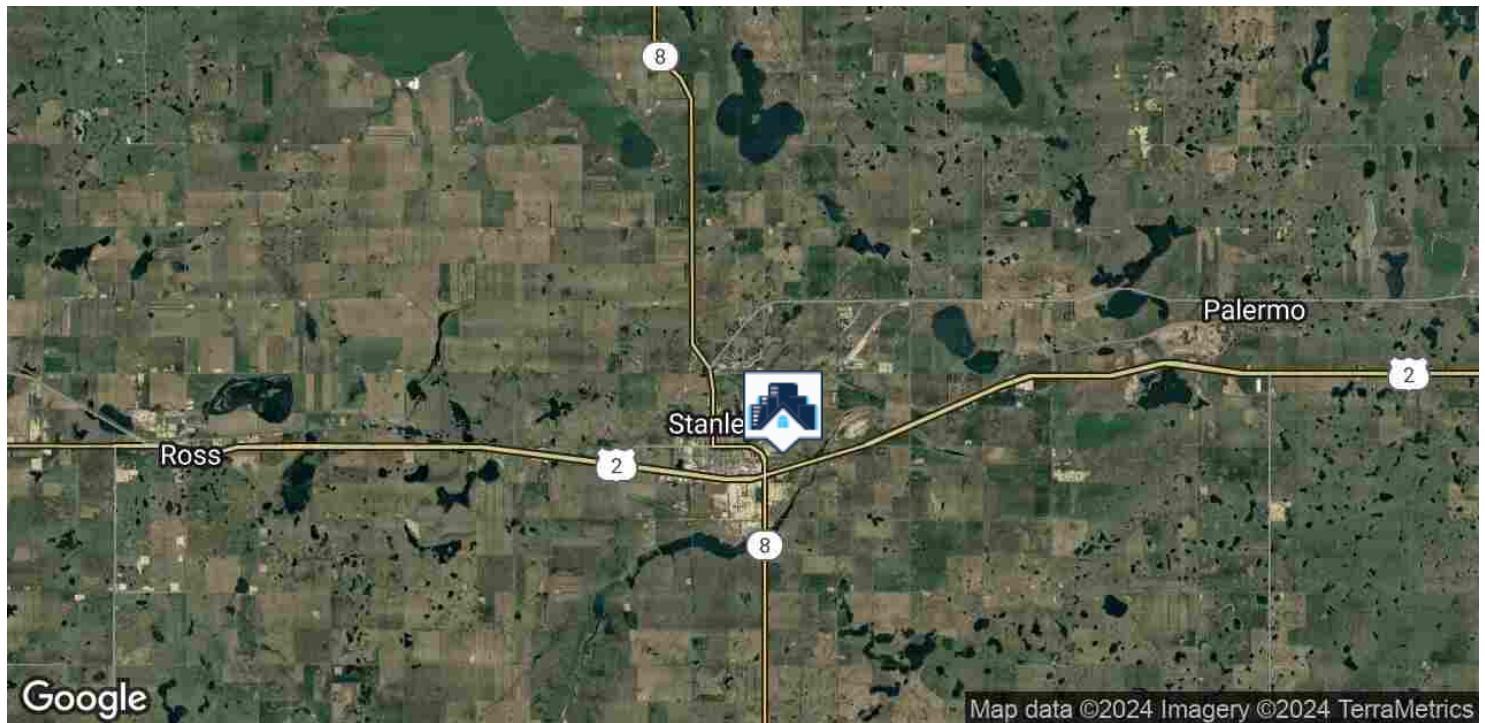
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LOCATION MAP



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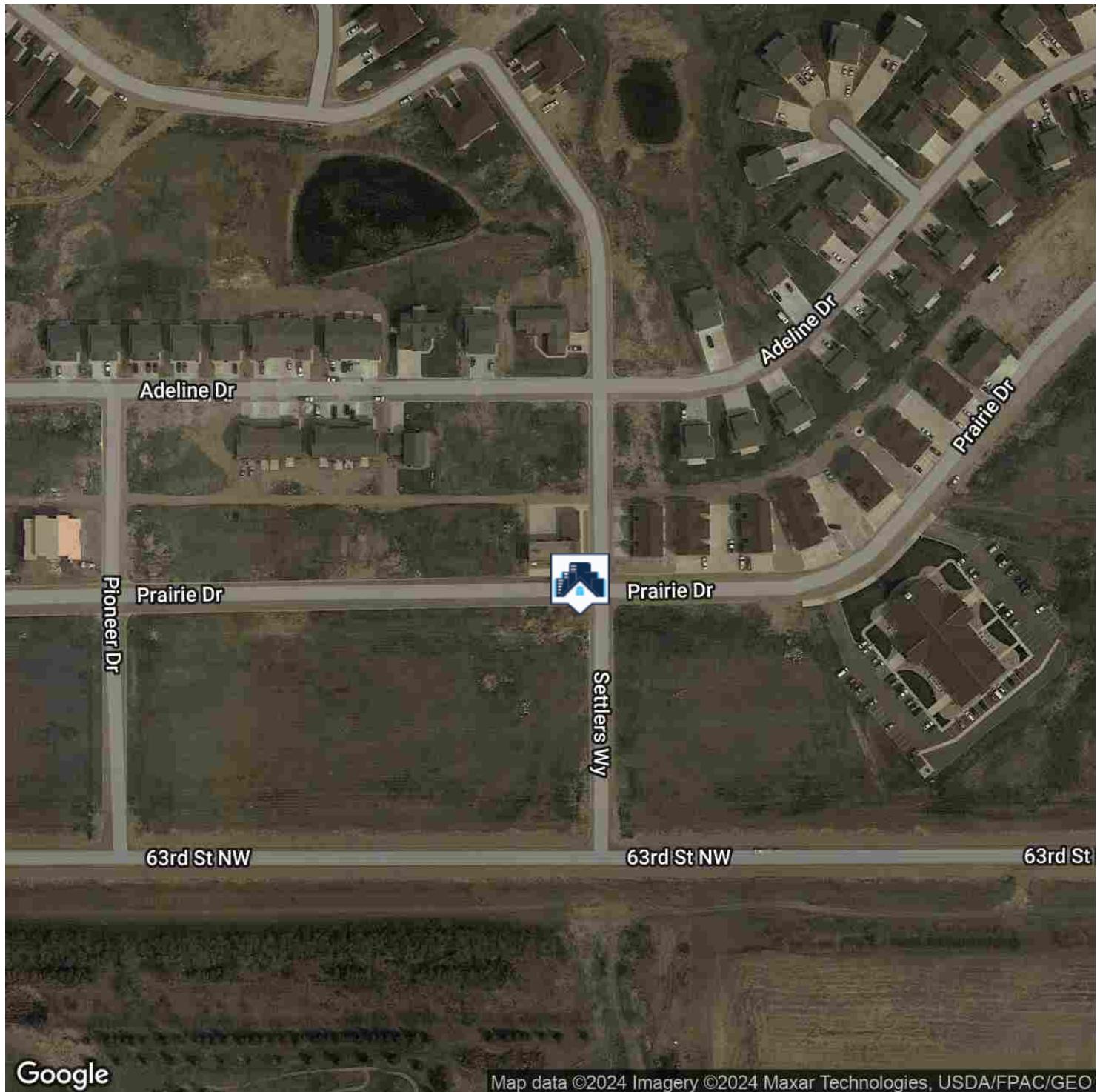
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AERIAL MAP



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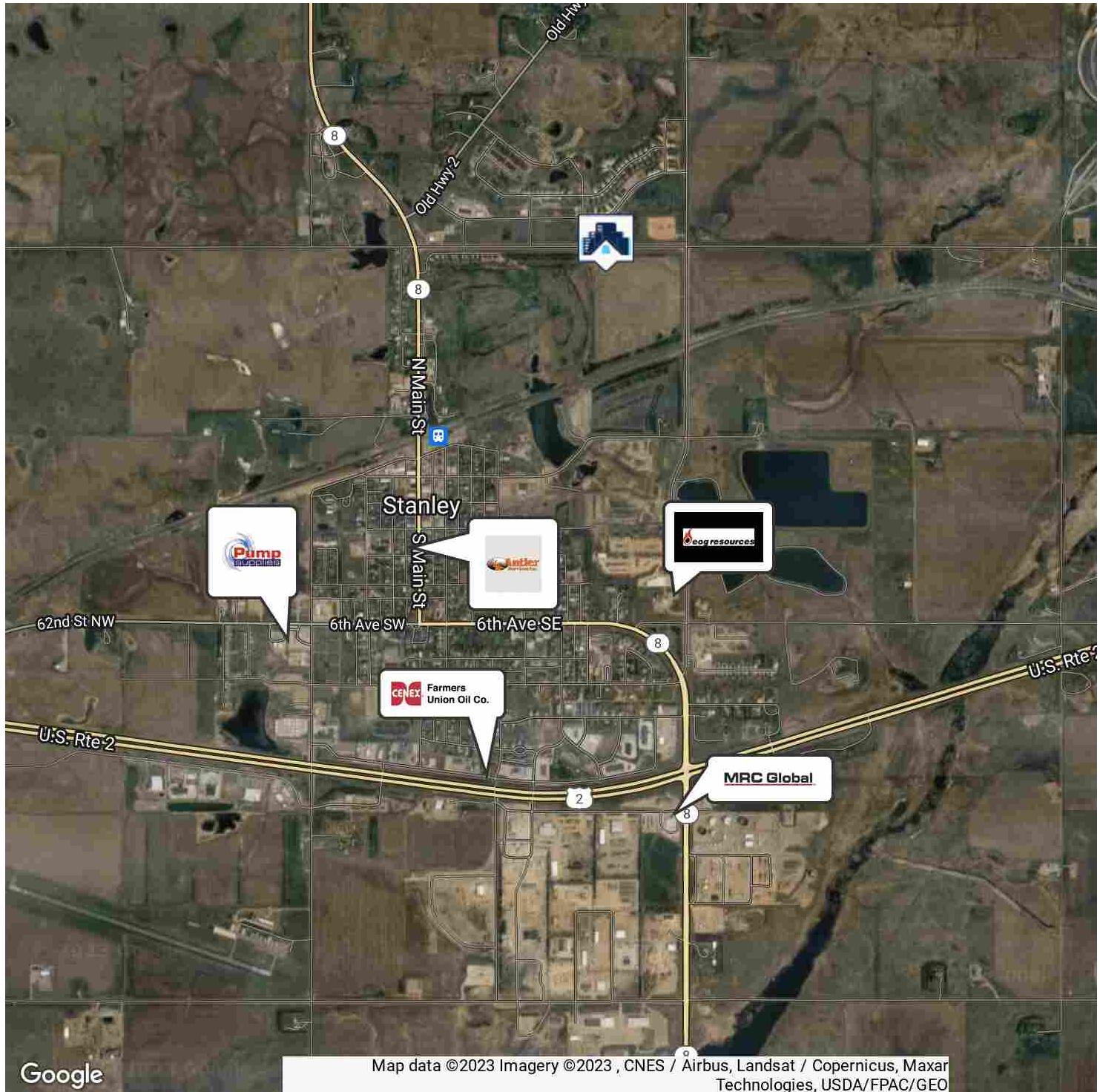
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RETAILER MAP



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ADVISOR BIO



ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com
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.

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