

7,106 +/- SF INDUSTRIAL FLEX ON 10 +/- AC

INCLUDES LIVING SPACE

12975 HWY 1804 WILLISTON, ND 58801

FOR SALE



SALE PRICE \$850,000

PROPERTY HIGHLIGHTS

- 7,106 +/- SF Industrial Flex on 10 +/- AC
- Includes a 2,530 +/- SF Home with 3 Bedrooms, 2 Bathrooms, & Enclosed Patio Space
- Remaining 4,576 +/- SF Includes Detached Shop Space with 1,200 +/- SF of Garage Space with (3) Garage Doors & Additional Living Area with 2 Bedrooms & 1 Bathroom
- Utilities Include: HVAC, 200A Electric, Rural Water, & Fiber Optics
- Yard Space with Pond
- Paved Parking Areas
- Home Built: 1982 | Shop Added: 2011
- Parcel ID: 39-154-00-00-13-052
- Zoned: RR | Rural Residential
- Ideally Located Just Outside Williston Along Hwy 1804, Offering a Unique Blend of Rural Living and Industrial Flexibility



Mike Elliott

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AERIAL MAP



Imagery ©2025
Maxar
Technologies

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PROPERTY PHOTOS



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EXTERIOR PHOTOS



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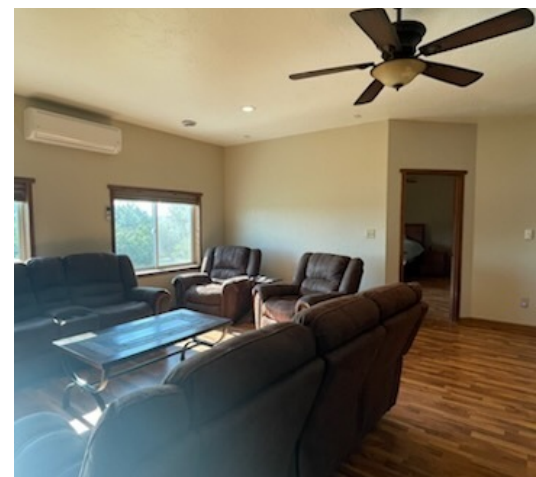
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INTERIOR PHOTOS



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WAREHOUSE PHOTOS



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RETAILER MAP



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