

MULTIFAMILY PROPERTY FOR SALE
2261 HIGHWAY 85 N, WATFORD CITY, ND
58854



MOUNTAIN RIDGE
PROPERTY



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$2,950,000
Number of Units:	37
Price per Door	\$79,729.72
Occupancy	100%
Year Built	2012
Total SQ FT	22,890

PROPERTY OVERVIEW

This beautiful multi use property would make a great investment for workforce housing.
Call today for this MUST-SEE property tour!

PROPERTY HIGHLIGHTS

- 37.7 Acres
- There is a total of 37-unit multifamily cabins:
- 13-1-bedroom cabins
- 15-2-bedroom cabins
- 3,822 SQ FT, Two story lodge has 4 units
- Two story barn has 3 units
- 2 Studio units
- All units have their own laundry EXCEPT the studios.
- Municipal Water, Grde Power with 3 Septic Systems.
- Equipment Included: Snow Blade, Golf Card, Tools, Supplies, Heater
- *Current Manager can stay if desired

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

ERIK PETERSON

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ND #9328 MT #65900



ADDITIONAL PHOTOS

Multifamily Property For Sale

Mountain Ridge | 2261 Highway 85 N, Watford City, ND 58854



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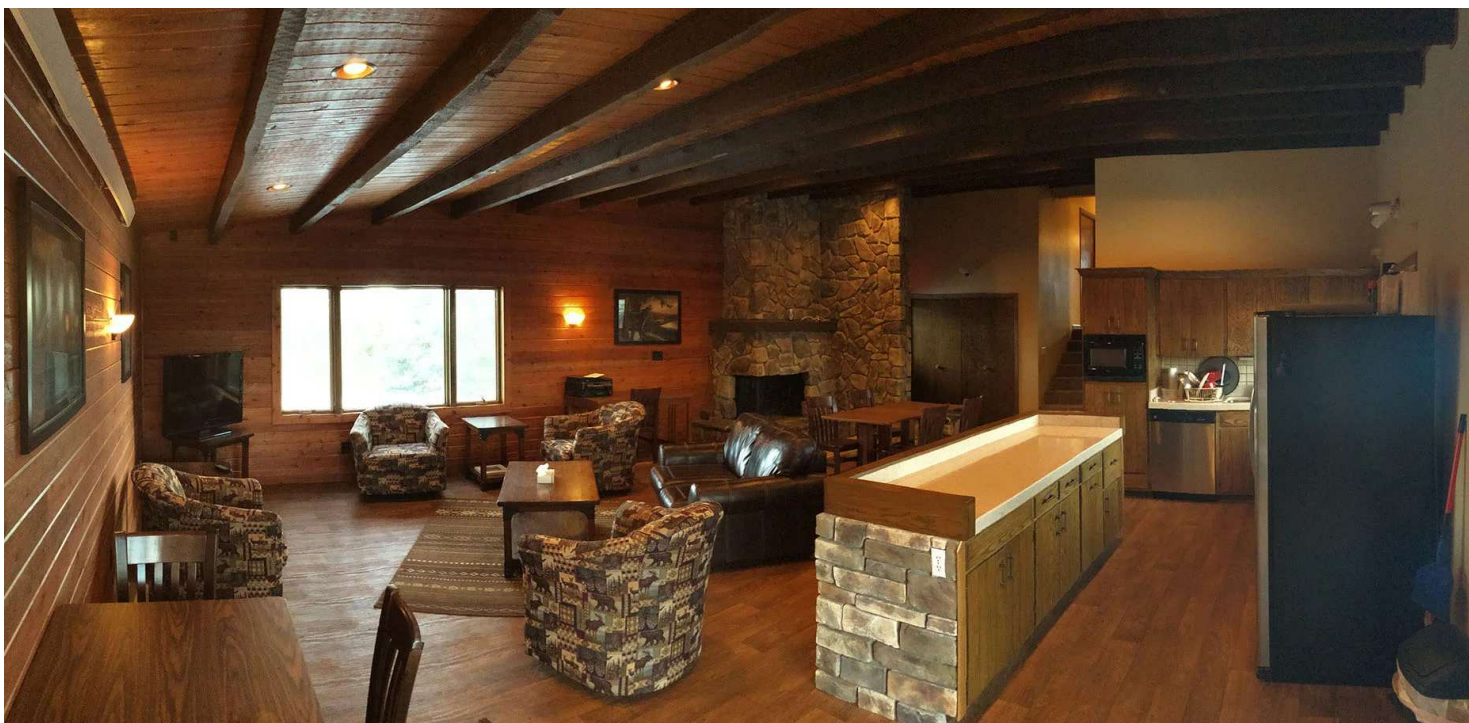
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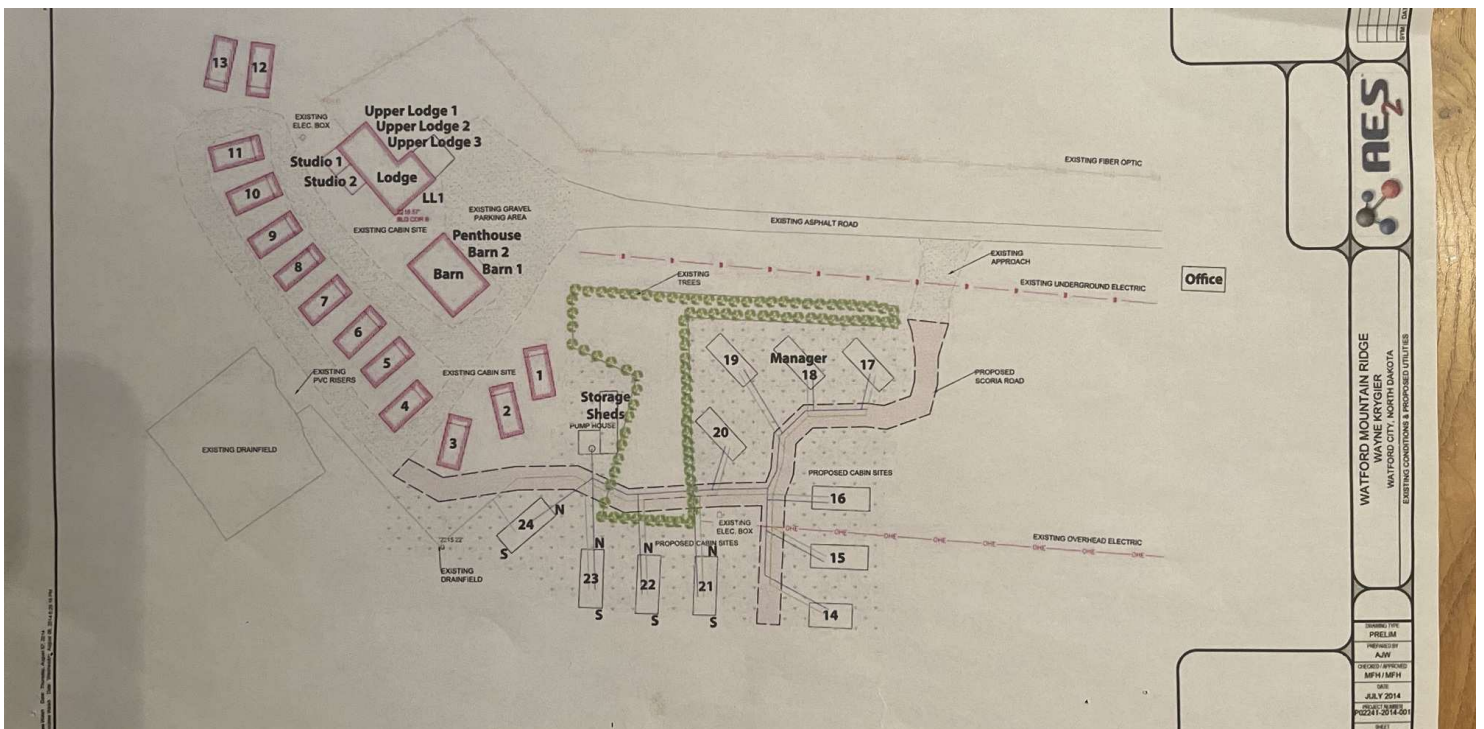


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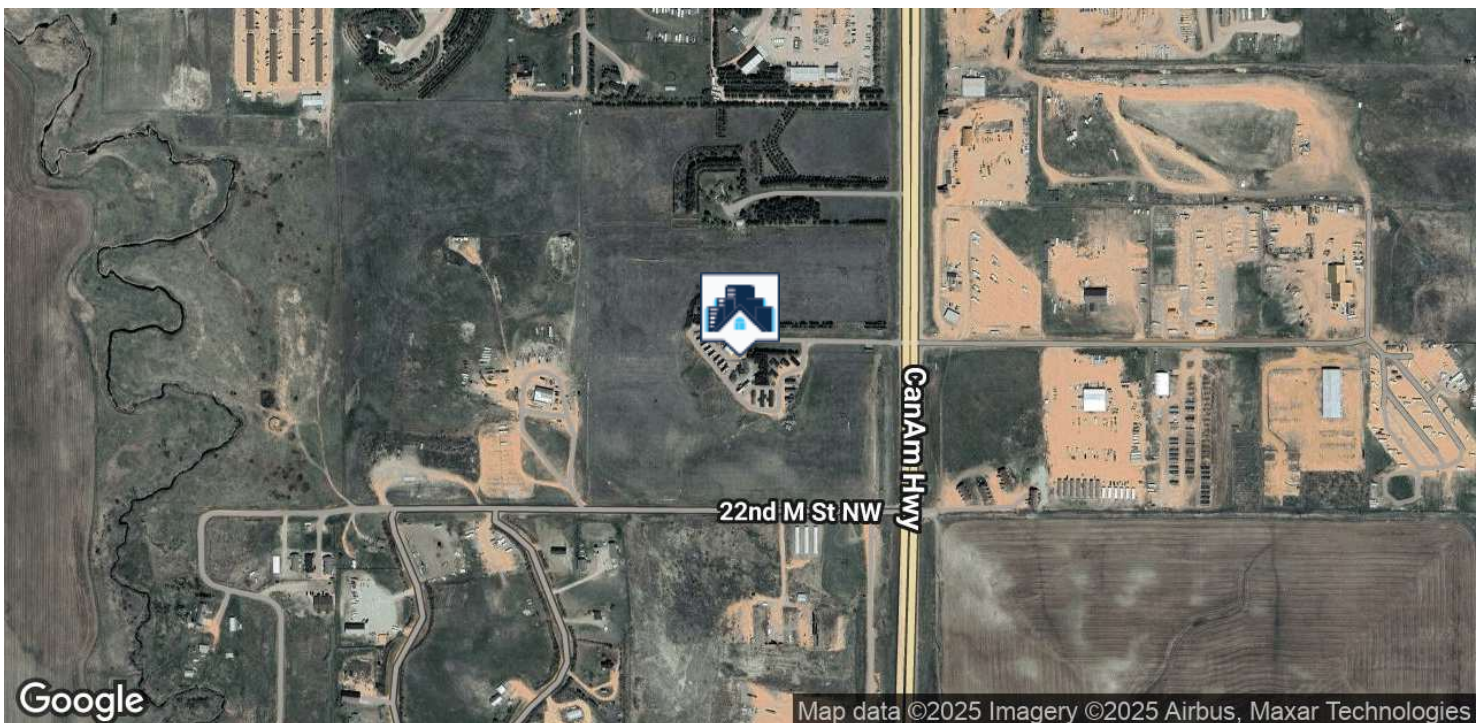
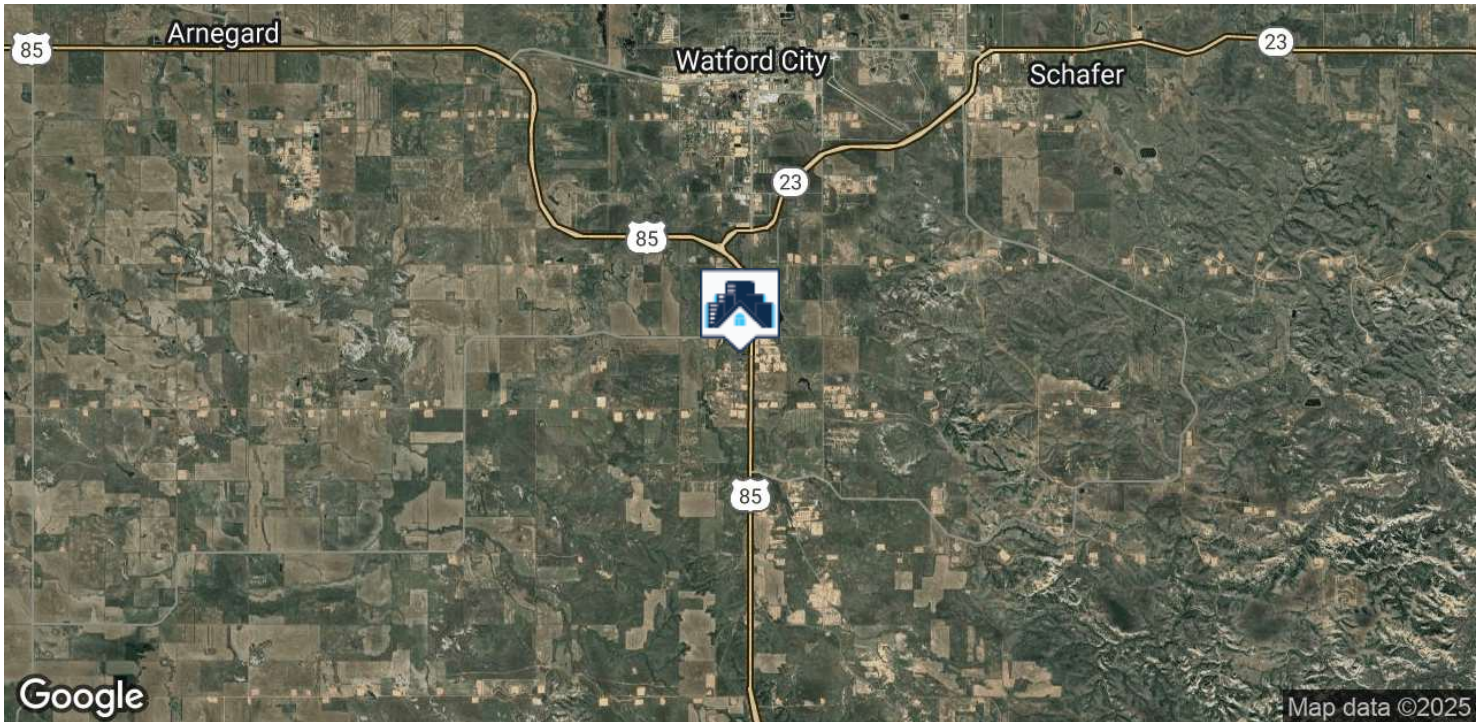


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LOCATION MAPS



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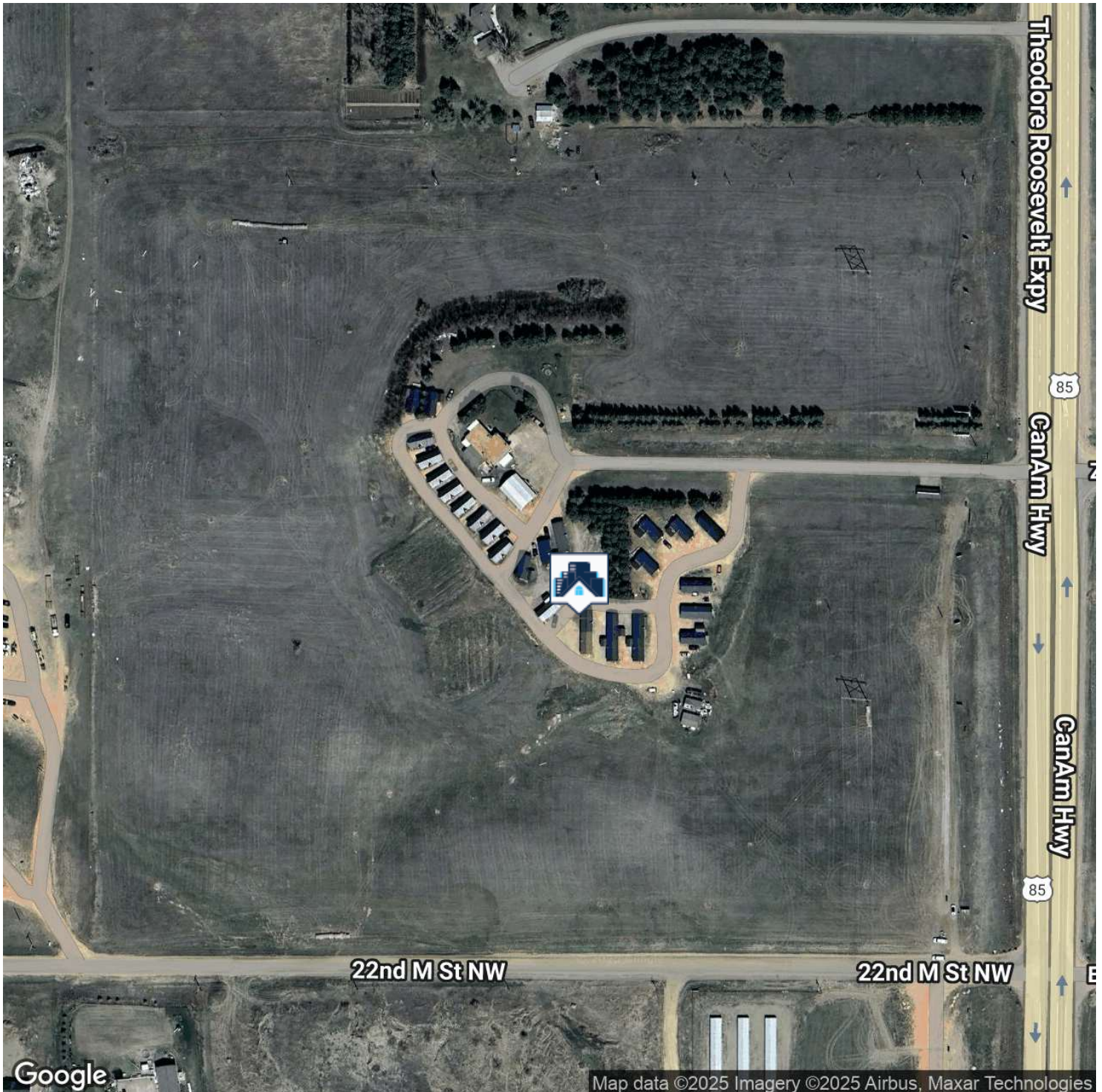
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AERIAL MAP

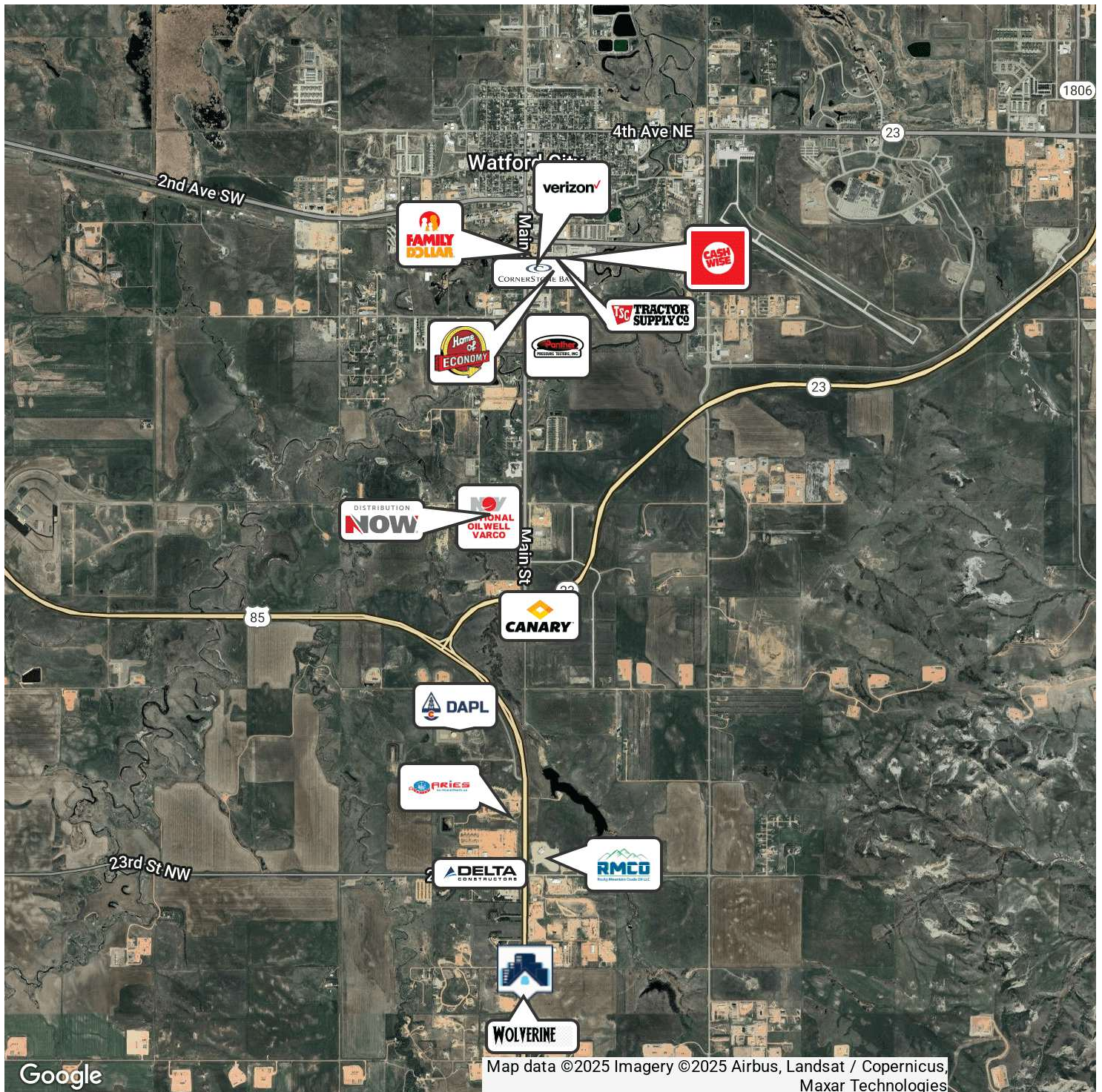


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RETAILER MAP



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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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