

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 Unit:	\$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, Grid Power with 3 Septic Systems.
- Equipment Included: Snow Blade, Golf Cart, 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

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900



ADDITIONAL
PHOTOS



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

ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900



ADDITIONAL
PHOTOS

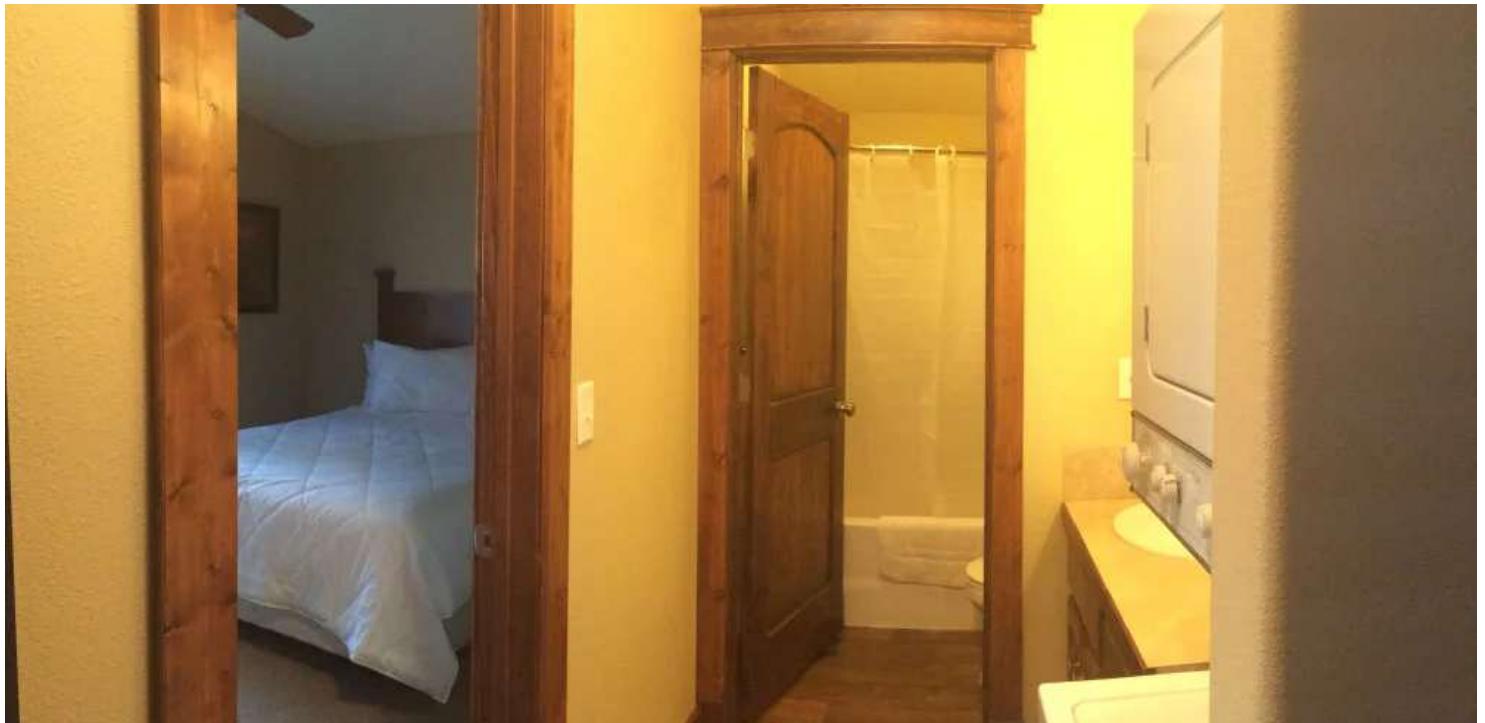


Proven Realty Brokered By EXp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON
701.369.3949
Erik@ProvenRealtyND.com
ND #9328 MT #65900

BROKERED BY
expTM
PROVEN REALTY

2 PHOTOS
ADDITIONAL
PHOTOS

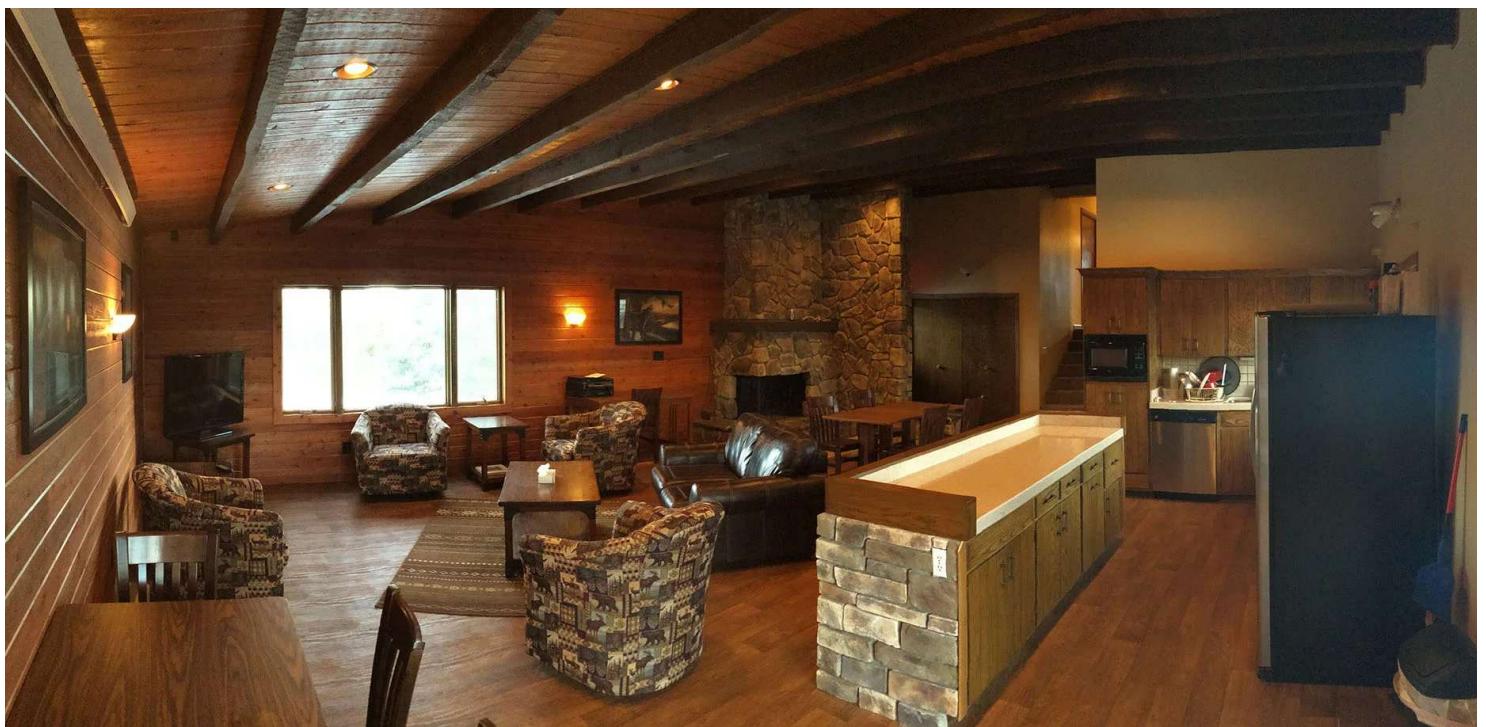


Proven Realty Brokered By EXp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON
701.369.3949
Erik@ProvenRealtyND.com
ND #9328 MT #65900

BROKERED BY
expTM
REALTY

2 PHOTOS
ADDITIONAL
PHOTOS



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

ERIK PETERSON
701.369.3949
Erik@ProvenRealtyND.com
ND #9328 MT #65900

BROKERED BY
expTM
REALTY

ADDITIONAL
PHOTOS



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

ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900



2 PHOTOS
ADDITIONAL
PHOTOS

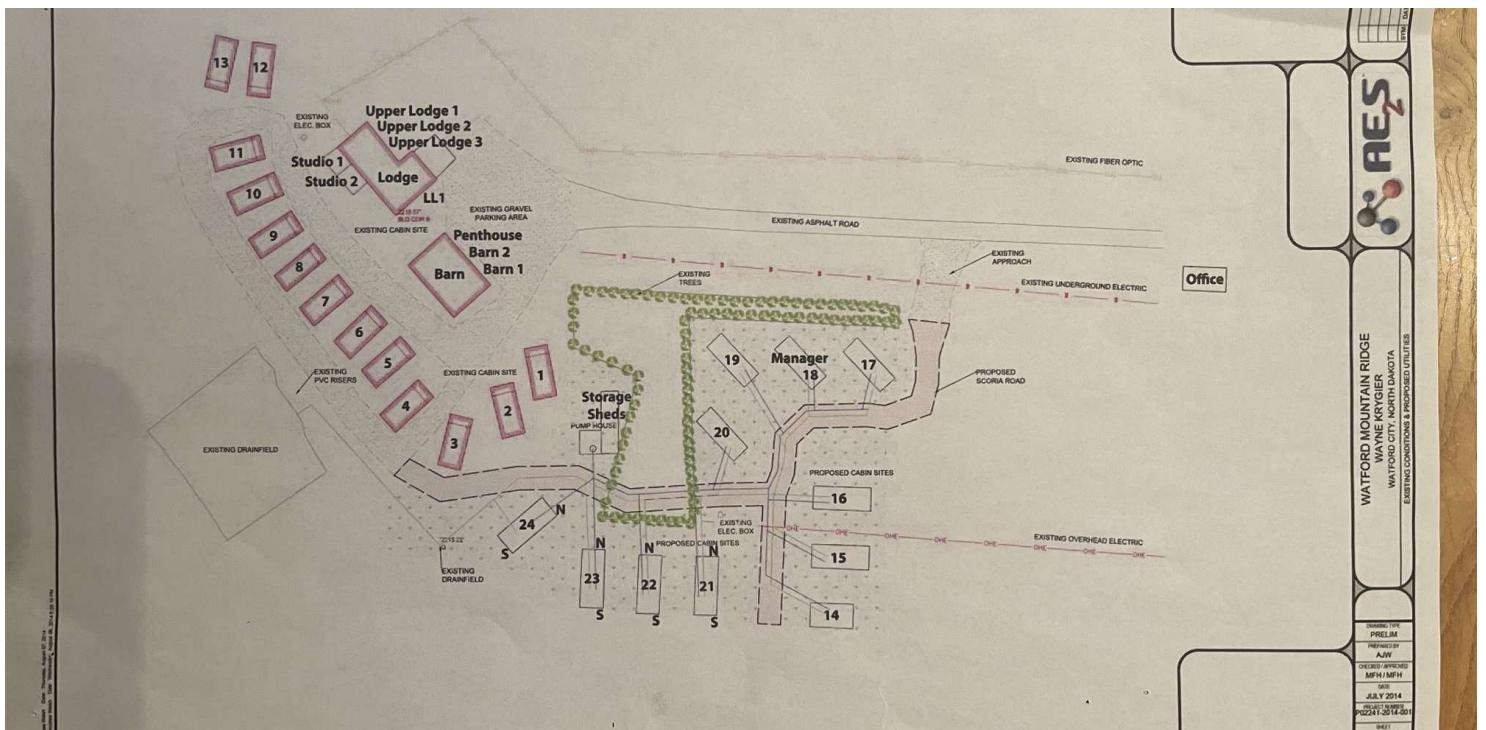


Proven Realty Brokered By EXp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON
701.369.3949
Erik@ProvenRealtyND.com
ND #9328 MT #65900

BROKERED BY
expTM
REALTY

ADDITIONAL PHOTOS



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

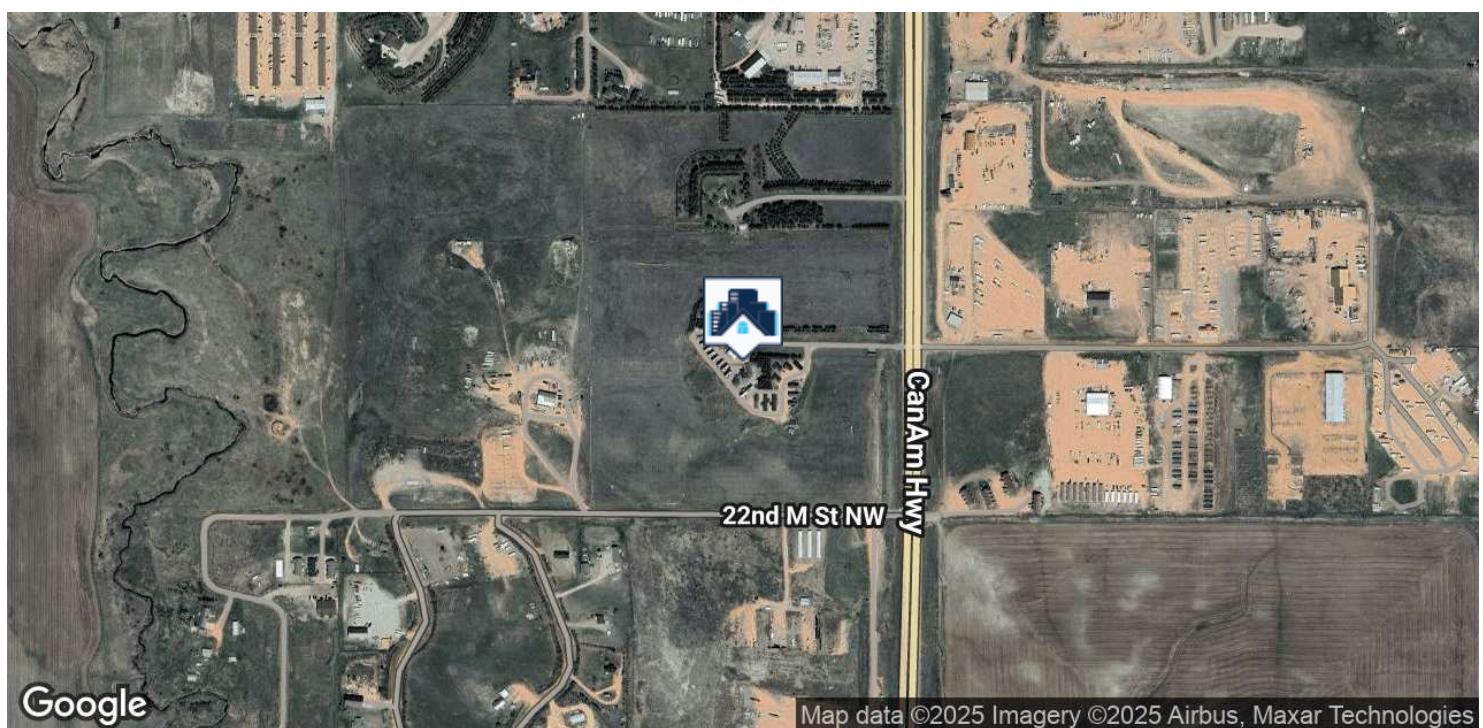
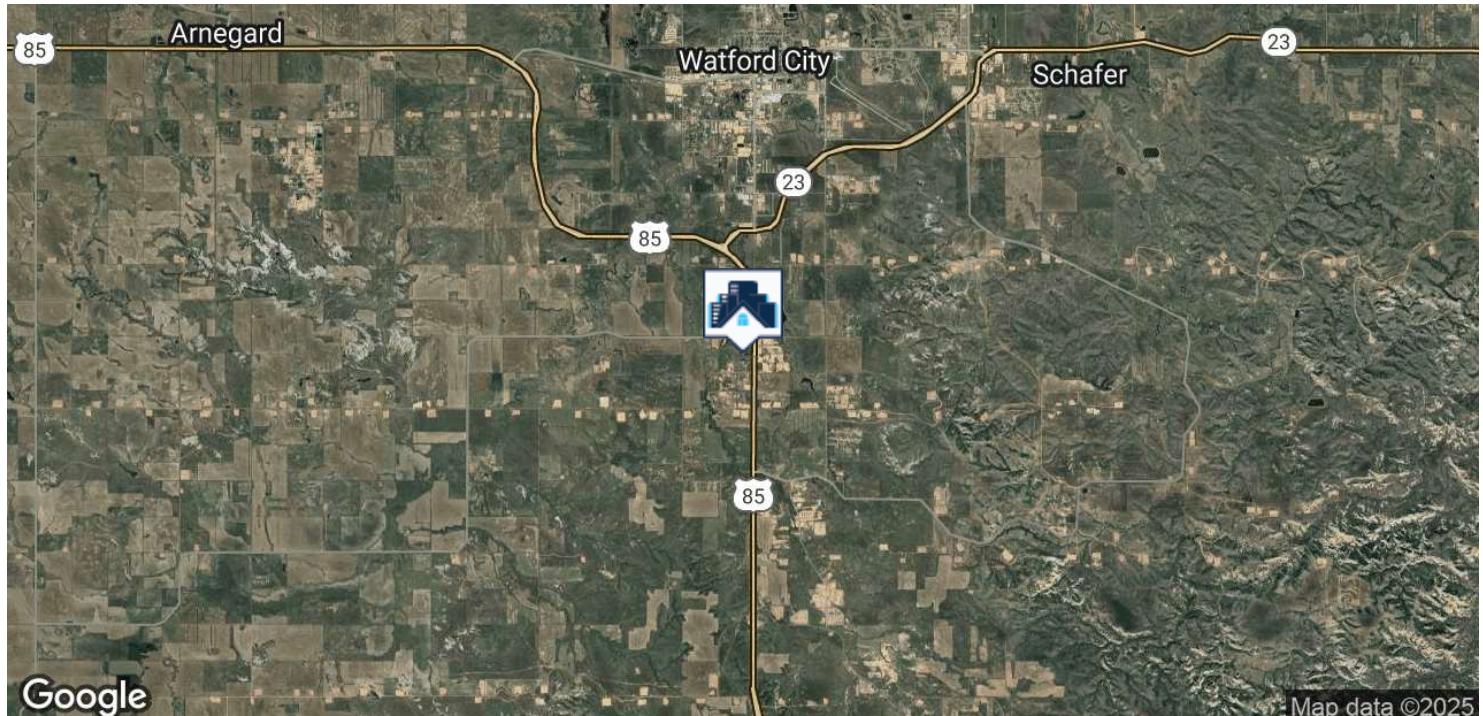
ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900

LOCATION MAPS



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

ERIK PETERSON

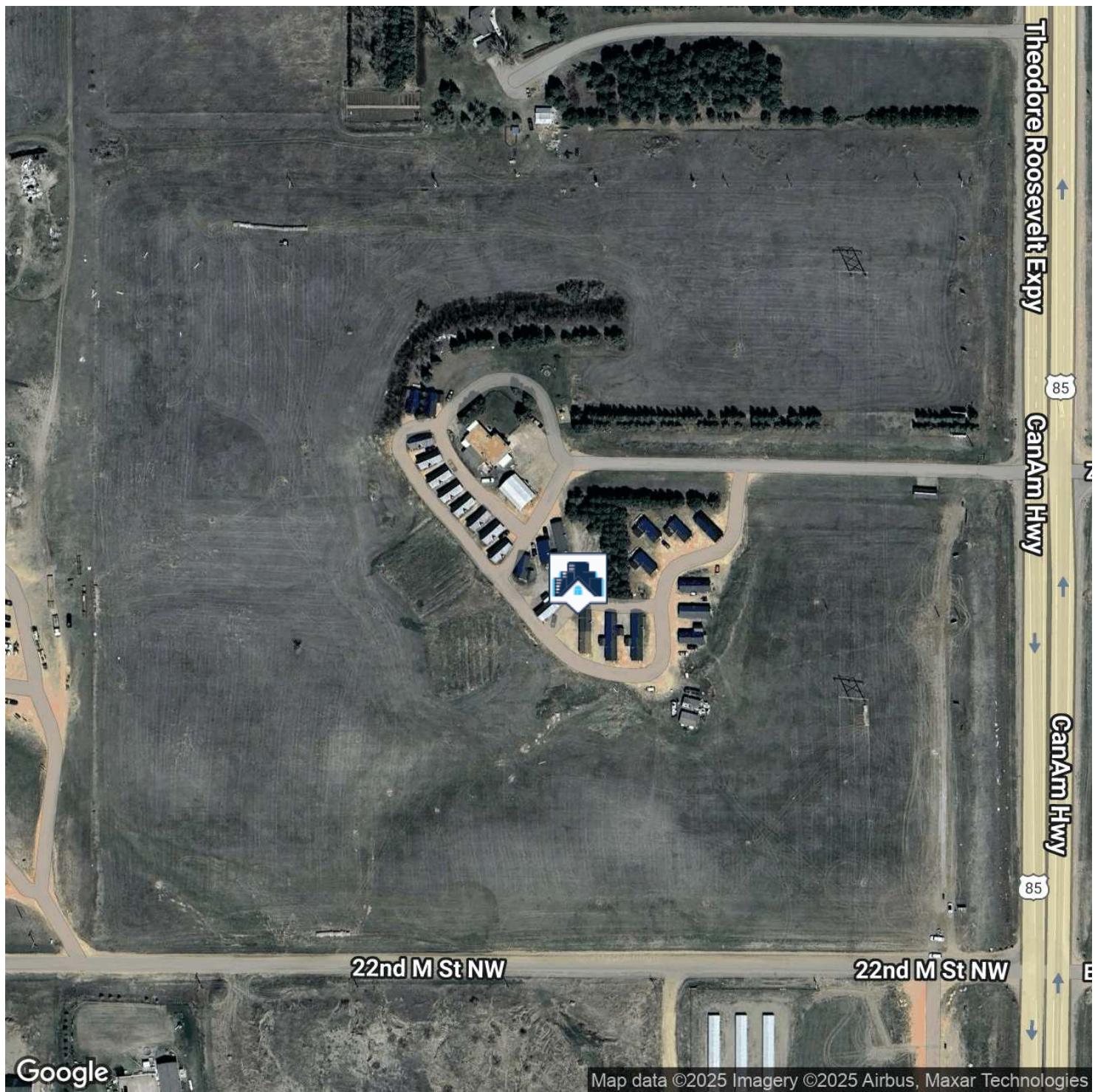
701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900



AERIAL
MAP



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

ERIK PETERSON
701.369.3949
Erik@ProvenRealtyND.com
ND #9328 MT #65900



RETAILER MAP



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

ERIK PETERSON
701.369.3949
Erik@ProvenRealtyND.com
ND #9328 MT #65900

BROKERED BY
expTM
PROVEN REALTY

ADVISOR
BIO

ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

ND #9328 // MT #65900

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
 3210 27th St West Suite 207A
 Williston, ND 58801
 701.369.3949

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

ERIK PETERSON
 701.369.3949
 Erik@ProvenRealtyND.com
 ND #9328 MT #65900

