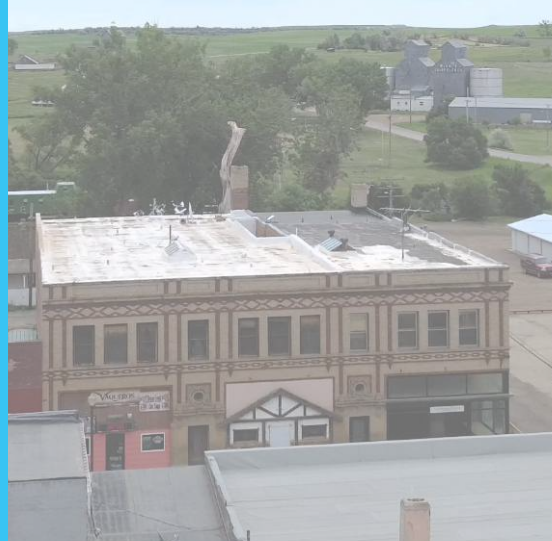


COMMERCIAL PROPERTY FOR SALE  
106 WIBAUX ST S, WIBAUX, MT 59353



15,000 SF



EXECUTIVE  
SUMMARY

## OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	15,000 SF
Lot Size:	6,969 SF
Price / SF:	\$30.00
Year Built:	1910

## PROPERTY OVERVIEW

Step into a beautifully updated restaurant and bar, formerly known as Vaqueros, offering endless potential. Located on the central strip in the heart of Wibaux, this property is the perfect investment for your next business venture. The spacious interior is ready for immediate operation, and the kitchen has been nicely updated for optimal use. Upstairs, a former boarding school area offers significant opportunities for conversion into rental units, office space, or event venues. Additionally, there is a small office and living space right above the bar, adding convenience. The basement provides ample storage and could be remodeled to expand the usable area further. While liquor and gambling licenses are not included, they are potentially negotiable with the sellers.

## PROPERTY HIGHLIGHTS

- 15,000 sq ft 3-story Building
- 6,969 sq ft lot size
- Located on the central strip in the heart of Wibaux
- Ready for immediate operation
- Kitchen has been updated for optimal use
- Small office and living space right above the bar
- Liquor and gambling licenses are potentially negotiable

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



ADDITIONAL  
PHOTOS

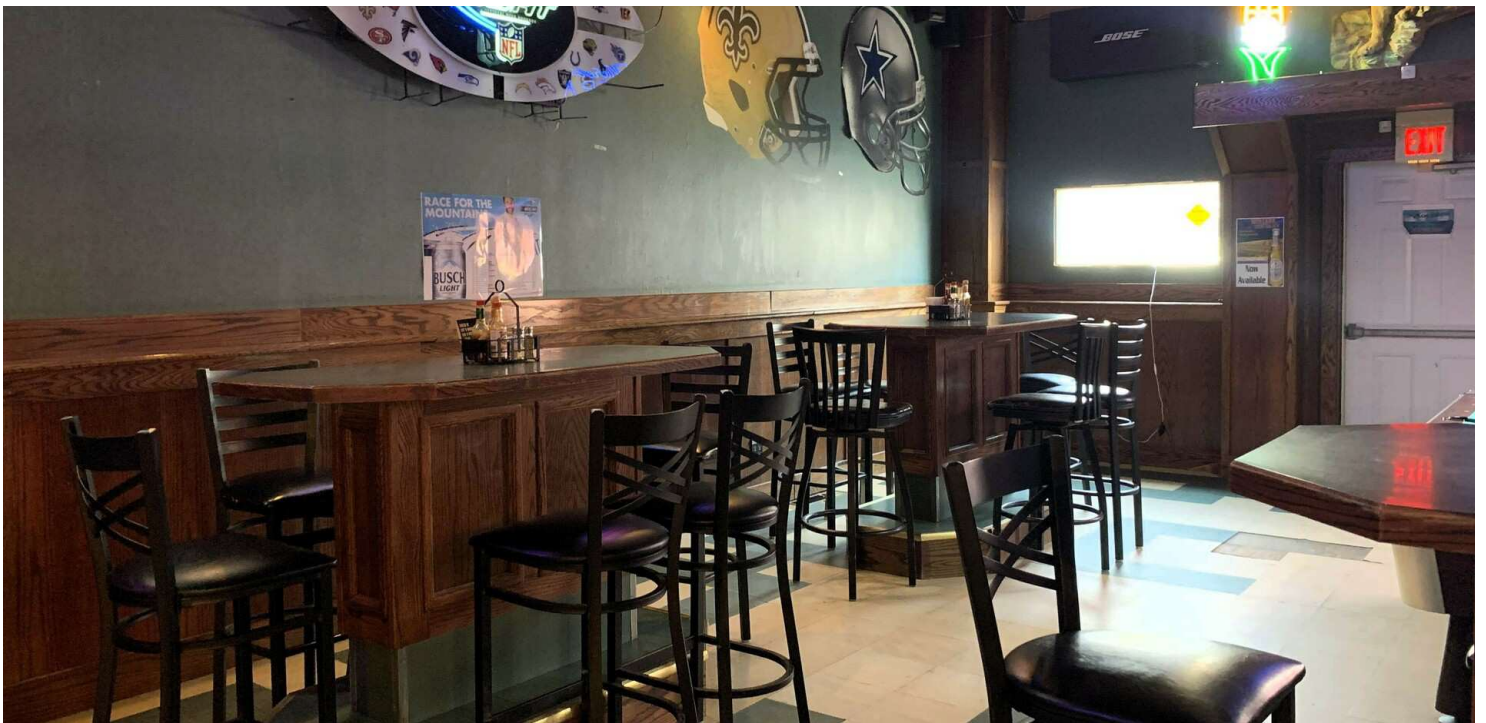
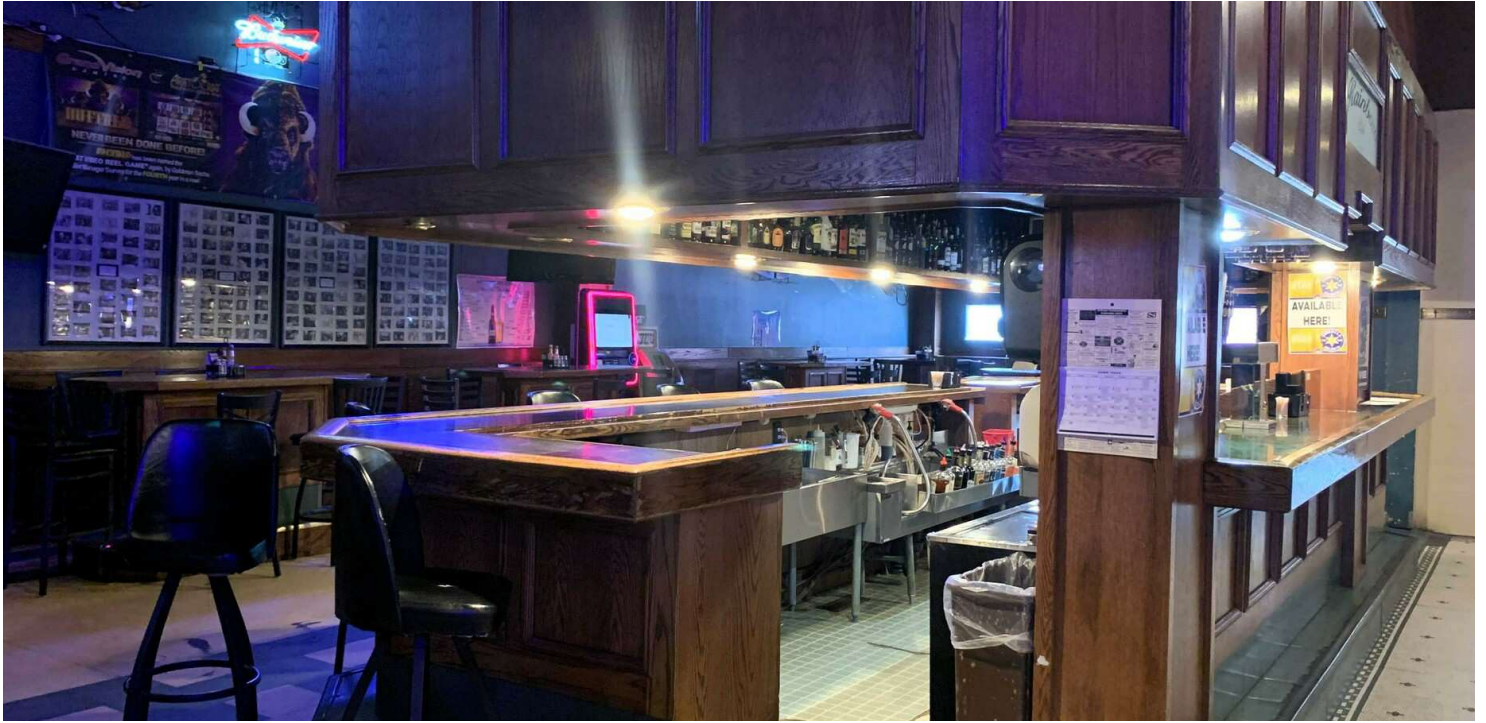


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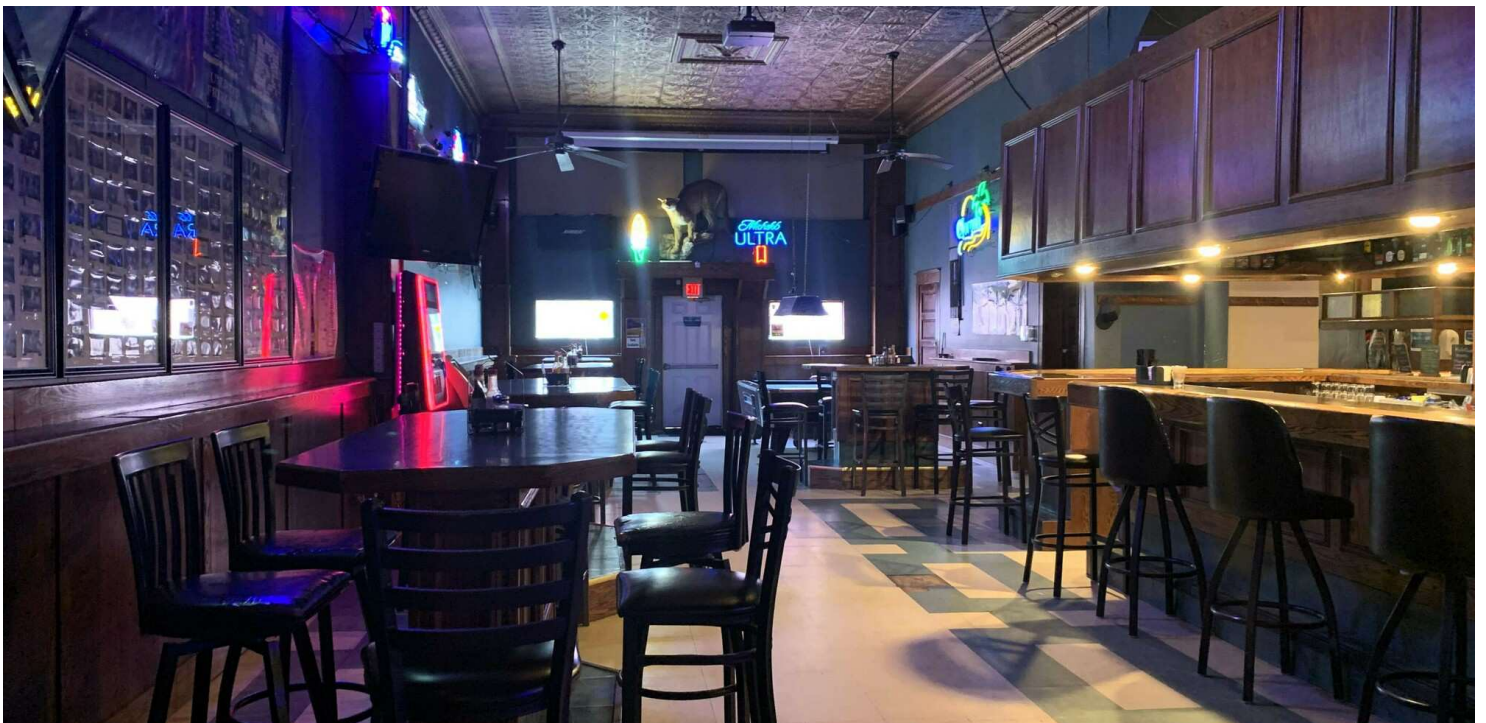


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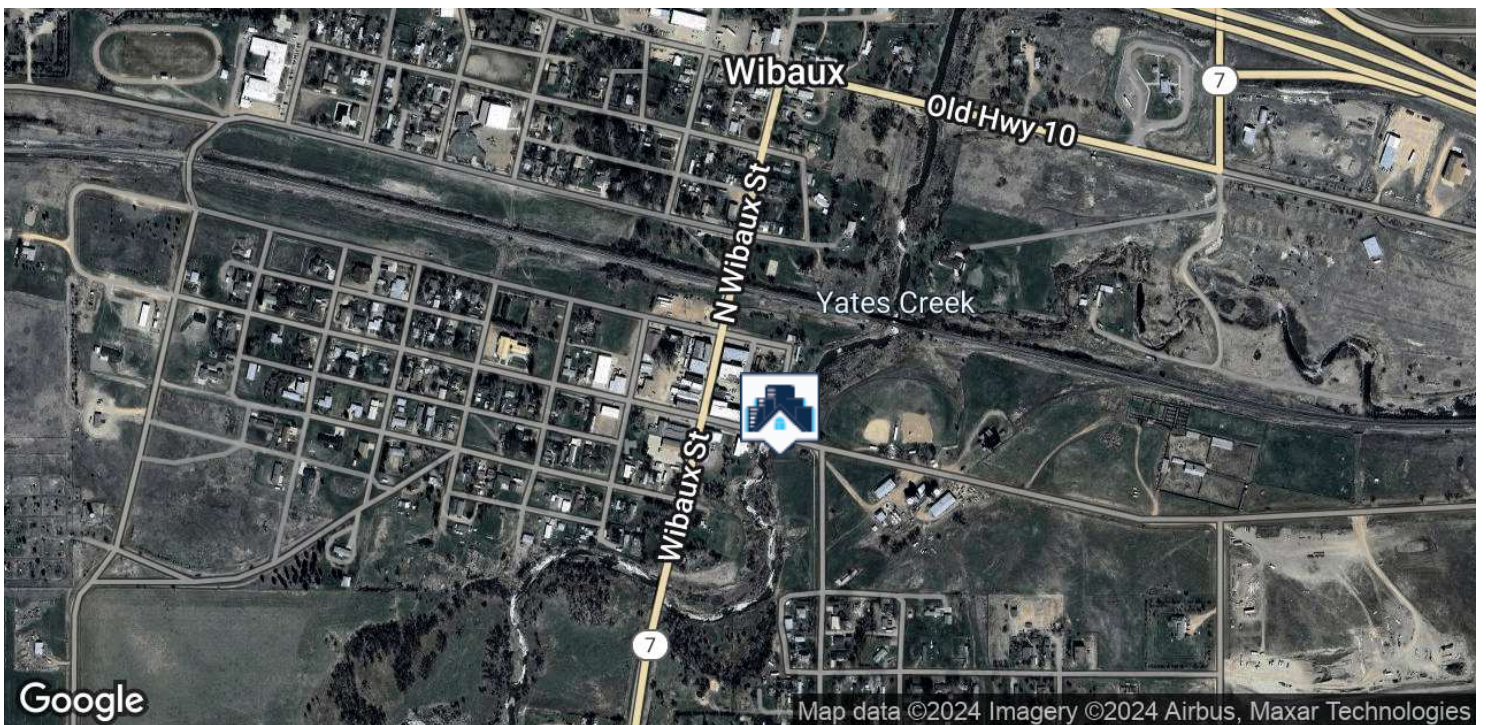
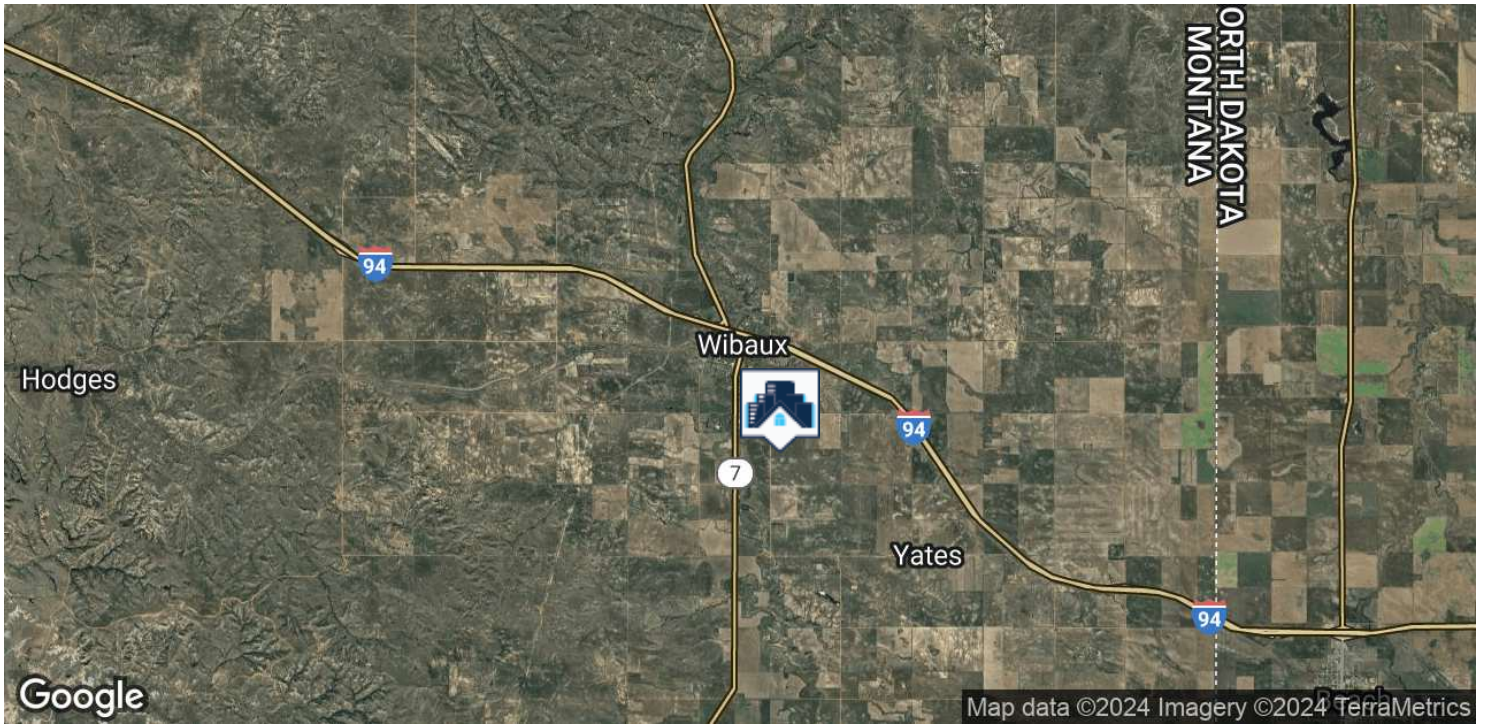


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LOCATION  
MAP



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AERIAL  
MAP



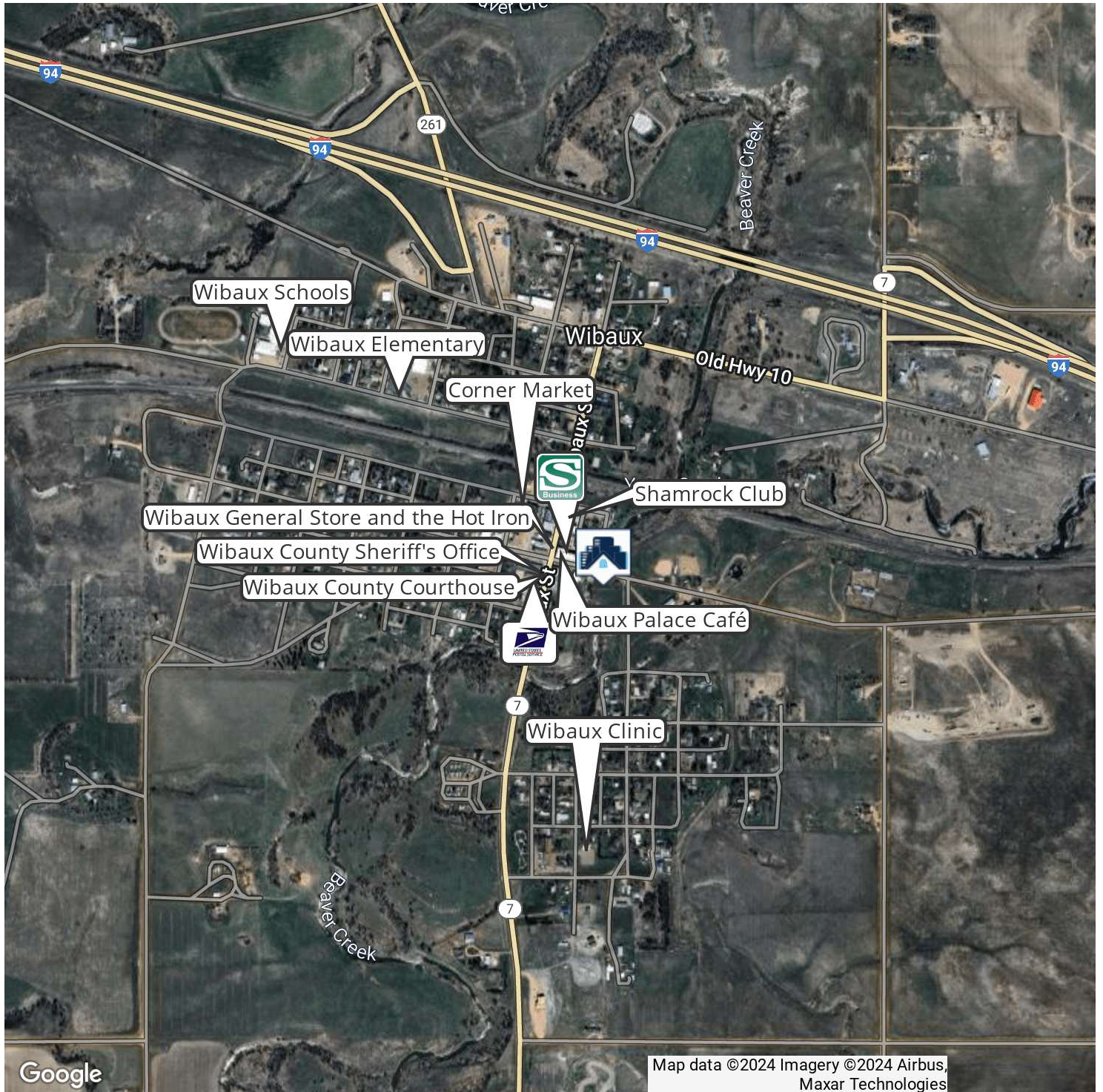
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RETAILER  
MAP



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AGENT BIO

**Amariah Hier**  
**Salesperson**



Amariah grew up on a ranch in rural Montana where she developed a strong work ethic and a love for the country. Her family and life on the ranch provided the perfect backdrop for her to nurture her passions and develop a diverse skill set. Amariah recently obtained her real estate license. She is excited to utilize her personal and professional experience to assist others with their real estate needs.

For the last two years, Amariah worked as an observer on pipeline patrol for Swift Aviation. This experience exposed her to new challenges and honed her attention to detail, ensuring safety and accuracy in her observations. She has continued her professional development and is working on her pilot's license.

A natural entrepreneur, Amariah has started several thriving small businesses including a photography business. These endeavors allowed her to contribute to her community while building customer service and management skills. She has gained priceless professional experience through these ventures and her commitment and ability to manage successful enterprises is clear.

In her free time, Amariah spends time with her family and serving her community. She finds solace in Bible studies, enjoys flying, playing the fiddle, hunting, baking, and volunteers at Sunrise Women's Clinic. Her dedication to helping others and her positive attitude make her a valuable addition to Proven Realty.

**Professional Certifications:**

Montana Real Estate Salesperson  
License #RRE-RBS-LIC-108981 (Montana)

**Contact:**

Mobile: 406-774-4387  
Email: Amariah@ProvenRealtyND.com

## BROKER'S BIO



### ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: **701.369.3949**

MT #65900 // ND #9328

### 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.

### EDUCATION

North Dakota Real Estate Broker Class-License #9328

Montana Real Estate Broker Supervising Endorsement-License #RRE-BRO-LIC-65900

BA Business Administration (Magna Cum Laude)- Eastern Oregon University-3.89 GPA

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

Certifications: CREIPS- (Certified Real Estate Investment Planning Specialist)

NCREA (National Commercial Real Estate Advisor)

#### Proven Realty brokered by eXp Realty

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