

MULTIFAMILY PROPERTY FOR SALE

1103 HESS DRIVE, TIOGA, ND 58801



720 SF



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$679,000
Building Size:	720 SF
Lot Size:	43,560 SF
Year Built:	2012
Zoning:	Commercial

PROPERTY OVERVIEW

Excellent investment opportunity: a property featuring seven fully furnished duplex cabins, totaling 14 beds, located just 55 minutes from Williston in the heart of the Bakken oil patch. Each 12' x 60' duplex building is well-equipped with two refrigerators, two 50-gallon hot water tanks, two ranges, two flat-screen TVs, two full-size beds, and two air conditioning and heating units. Each side of the duplex also includes a full bathroom. The structures feature 2' x 6' roof joists spaced 24 inches apart and durable metal roofs. This property previously operated as a successful man camp, providing housing for oilfield customers and employees in the Bakken. In addition to the existing buildings, there are four extra sites with water, 3-phase electric, and sewer stubs, ready for additional skids. The entire property spans exactly one acre and includes a well, with city sewer also available for connection. You have the flexibility to purchase and move the existing skids off separately, or acquire the entire package.

PROPERTY HIGHLIGHTS

- 720 SF building with commercial zoning
- Built in 2012
- Ideal for multifamily or mobile home park investment
- Four extra sites

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

1103 Hess Dr | Tioga, ND 58801



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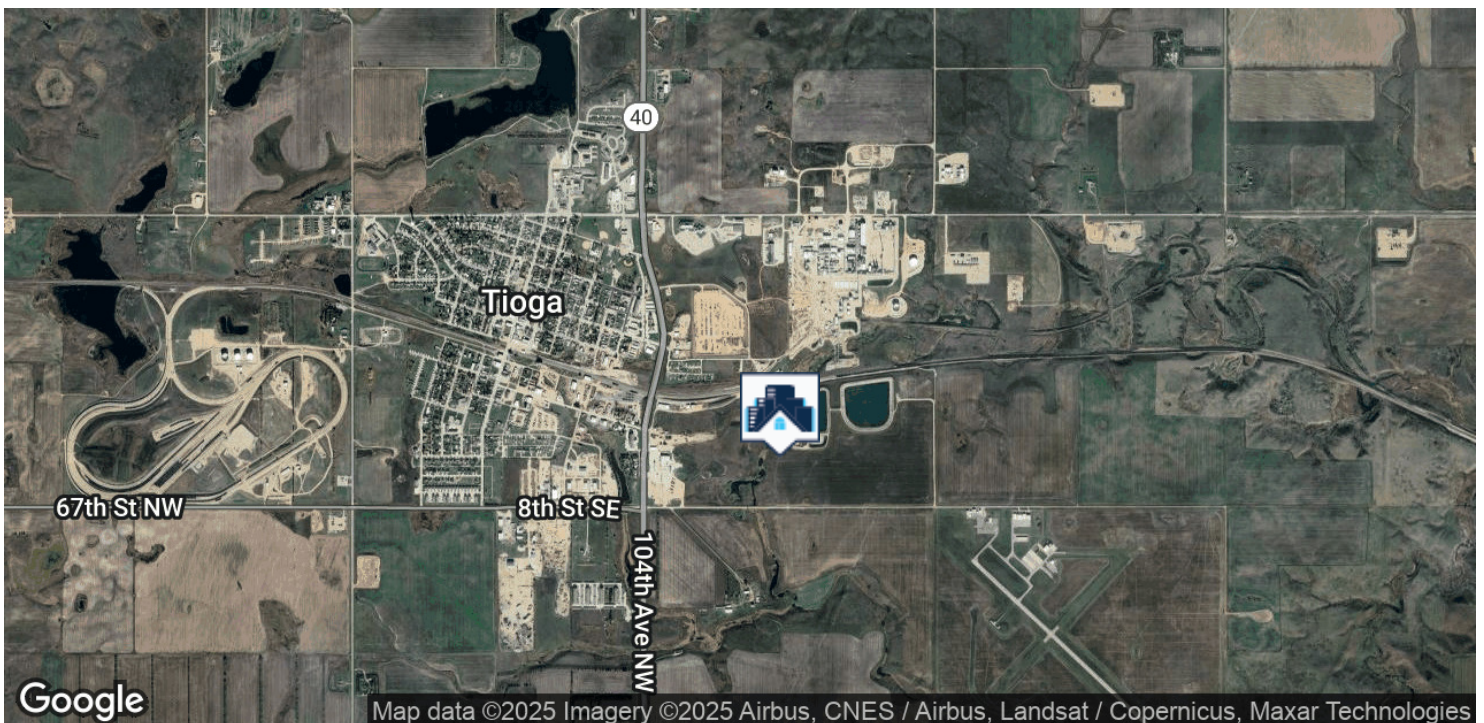
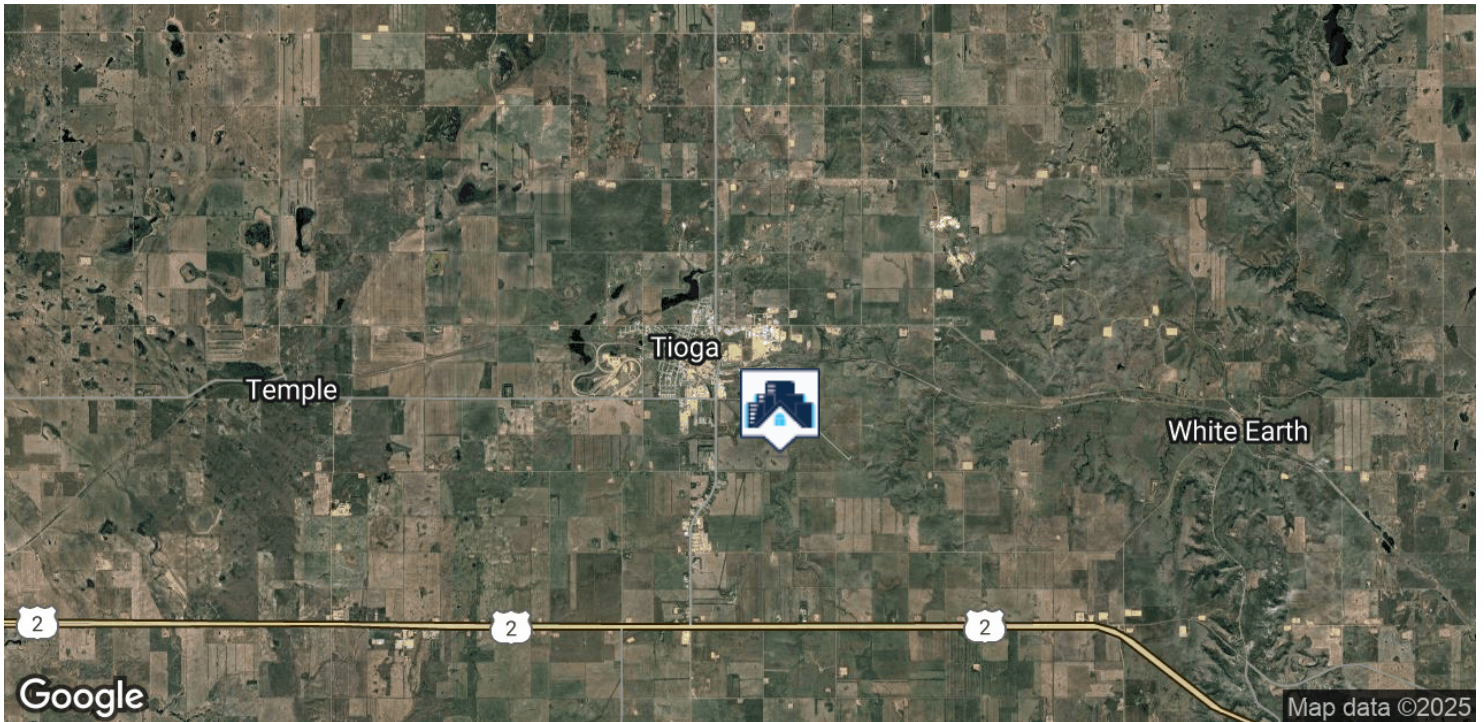
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LOCATION MAP



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AERIAL
MAP



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RETAILER MAP



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AGENT'S BIO

Multifamily Property For Sale

1103 Hess Dr | Tioga, ND 58801



Theda Durham Salesperson

Theda has a passion for making real estate dreams a reality. Hailing from the beautiful state of Arkansas, Theda embarked on her real estate journey in 2018 in Conway. In her very first year, she achieved the prestigious Bronze award from the Arkansas Board of Realtors, recognizing her outstanding sales volume surpassing the impressive one-million-dollar mark.

Theda's dedication and expertise in the real estate industry didn't go unnoticed, as she earned the esteemed Rookie of the Year title in February 2019. A testament to her commitment to excellence and client satisfaction.

In 2020, Theda took her skills to North Dakota. This move, driven by her husband's successful 15-year career with Exxon Mobile, brought her family of five daughters to a new chapter in the Midwest.

Theda's commitment to delivering exceptional service continued to shine earning her the Quality Service Award in both 2021 and 2022. Not one to sit on the sidelines, she became an active board member for the Western Area Builders Association (WABA) in 2022, showcasing her dedication to the community. Theda also serves on the WBOR Public Relations Committee.

With five years of active real estate experience under her belt, Theda brings a wealth of knowledge and a Proven track record to her clients. Beyond the world of real estate, she is a multifaceted individual with a love for music. Theda is a talented singer and has showcased her vocals at notable venues such as the Little Rock War Memorial Stadium and the Grand Ole Opry in Nashville.

Beyond her musical talents, Theda is a soccer coach, actively involved in her daughters' travel and high school soccer endeavors. She has also collaborated with various oil field companies, assisting in finding employee housing for both local and international organizations.

Professional Certifications
North Dakota Real Estate Salesperson-
License #10585

Contact
Mobile: (501) 691-0604
Email: Theda@ProvenRealtyND.com

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BROKER'S BIO

Multifamily Property For Sale

1103 Hess Dr | Tioga, ND 58801



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.

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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