

INDUSTRIAL PROPERTY FOR SALE
2052 125TH AVE NW, WATFORD CITY, ND



INVESTMENT
OPPORTUNITY
+/-159,000 SQ FT OF
RENTABLE SHOP SPACE



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	167,008 SF
Lot Size:	17.63 Acres
Year Built:	2012
Zoning:	Light industrial

PROPERTY OVERVIEW

ATTENTION INVESTORS!! Here is an Excellent Opportunity for Potential Income to be Generated from Available Individual Bays to Lease Out to Oil Field Service Companies! Owner Financing is Available with 20% Down!

Ten Large Multiple Bay Buildings Along with a Shop Facility and Common/Rec Building. Each of the Large Buildings Consists of Multiple Bays with up to Two RV Pads per Bay. With Individual Overhead Doors and Service Entry Doors. Includes Ample Parking. Buildings are Sectioned into Eight Bays for Fire Protection, Carbon Monoxide and Smoke Detection, Climate Control, Air Exchanger Ventilation. Located Within 5 Miles of Watford City.

PROPERTY HIGHLIGHTS

- (8) 15,120 SQ FT Insulated Bldgs with 24 (12'x12') Overhead Doors
- (2) 19,264 SQ FT Insulated Bldgs with 22 (12'x12') Overhead Doors
- 2,400 SQ FT Shop Bldg with 2 (9'x8) Overhead Doors
- 5,120 SQ FT Common Bldg
- Management Office Plus Quarters

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ADDITIONAL
PHOTOS



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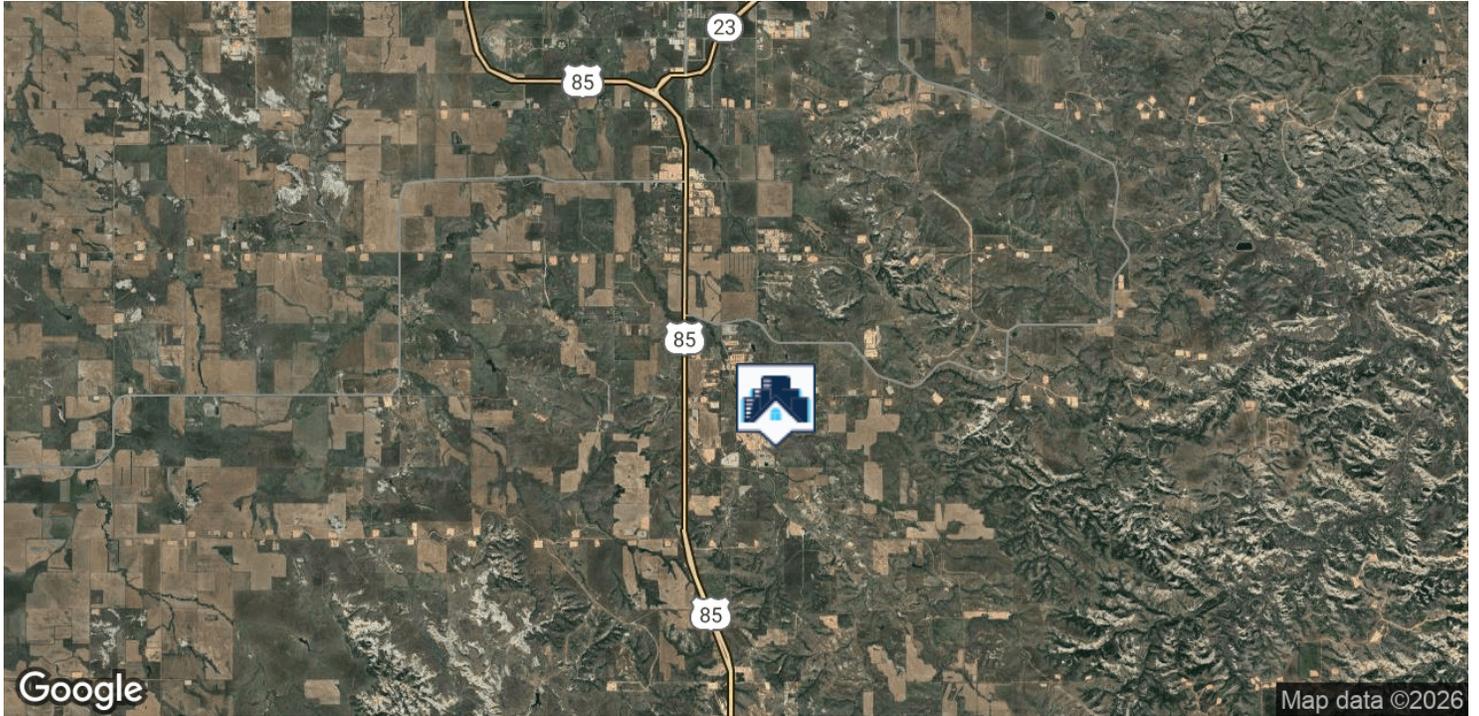


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LOCATION
MAP



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AERIAL
MAP



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RETAILER MAP



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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.

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)

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