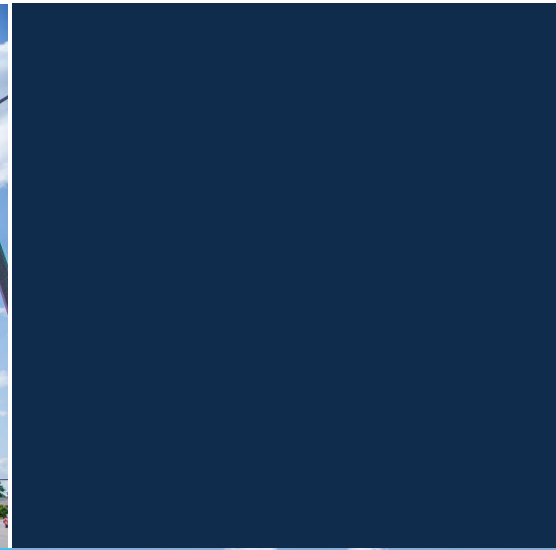


COMMERCIAL PROPERTY FOR SALE
213 11TH ST W, WILLISTON, ND 58801



13,368 SF



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	13,368 SF
Lot Size:	42,078 SF
Price / SF:	\$145.87
Year Built:	1940
Renovated:	2020
Zoning:	C-2

PROPERTY OVERVIEW

This exceptional Williston property features two parcels with endless possibilities. Building A offers over +/-7,000 sq ft of updated space perfect for a restaurant, retail shop, or rooftop lounge, complete with a sunny patio and modern systems. Building B provides nearly 4,400 sq ft of insulated shop space ideal for rental income or personal use. Located near one of the city's busiest intersections, this fully modernized property combines flexibility, functionality, and unbeatable visibility for your next business venture. Co-listed by Carla Kemp of Real and Erik Peterson, Proven Realty, brokered by eXp.

PROPERTY HIGHLIGHTS

- +/- 13,368 Total Finished Sq Ft
- Lot Size: +/-42,078 Sq Ft
- Two unique buildings on two parcels
- Building A: 7,000+ sq ft main level + 500 sq ft basement; front area was a restaurant, back area a bar (both easily reimagined); ideal for retail, restaurant, wine bar, or rooftop lounge; beautiful patio, sunny south & west exposure; fully updated since 2020 (new HVAC, electrical, insulation, concrete floors)
- Building B (Bonus Parcel): Just Under 4,400 sq ft of insulated shop space; separate parcel (rent it, flip it, or use it); new roof; half bath; tons of storage potential
- Location! High-visibility location near Cash Wise, one of Williston's busiest corners

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ADDITIONAL PHOTOS

Commercial Property For Sale

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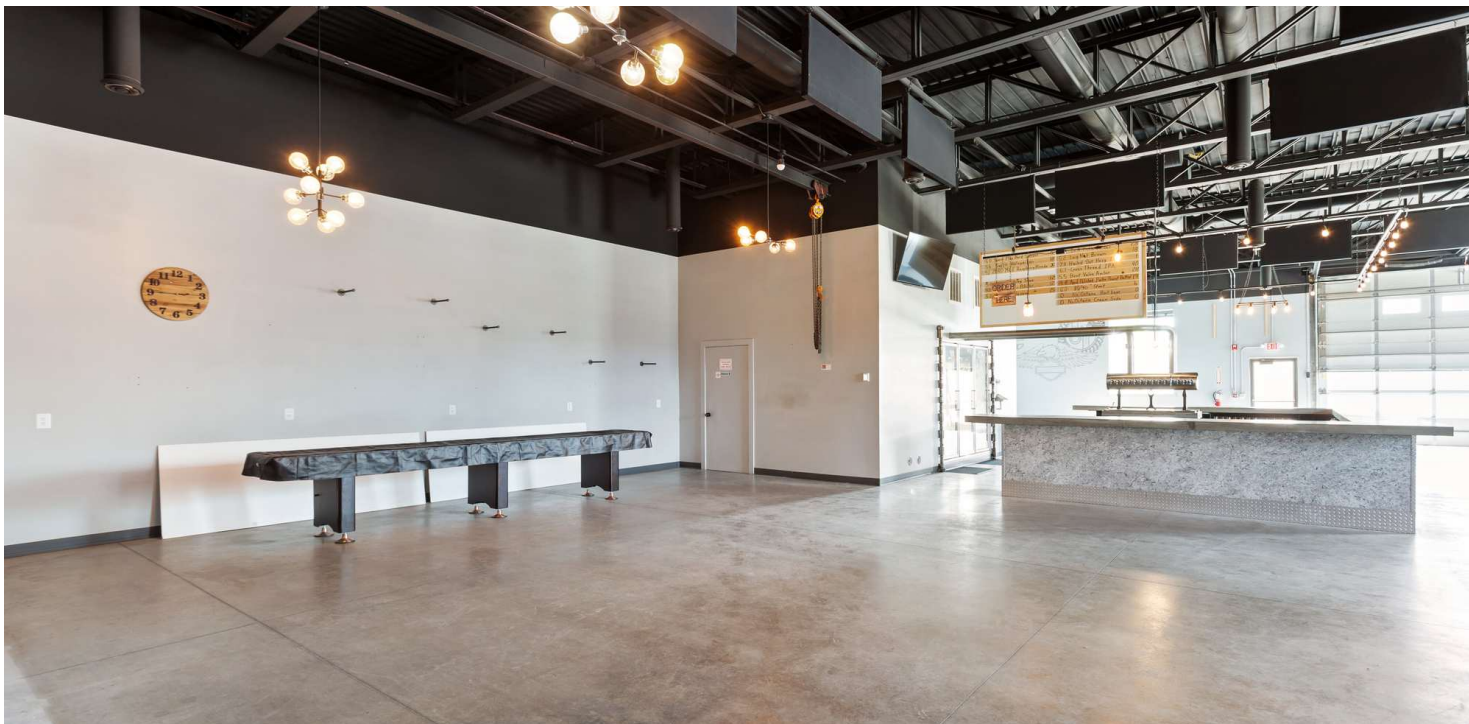
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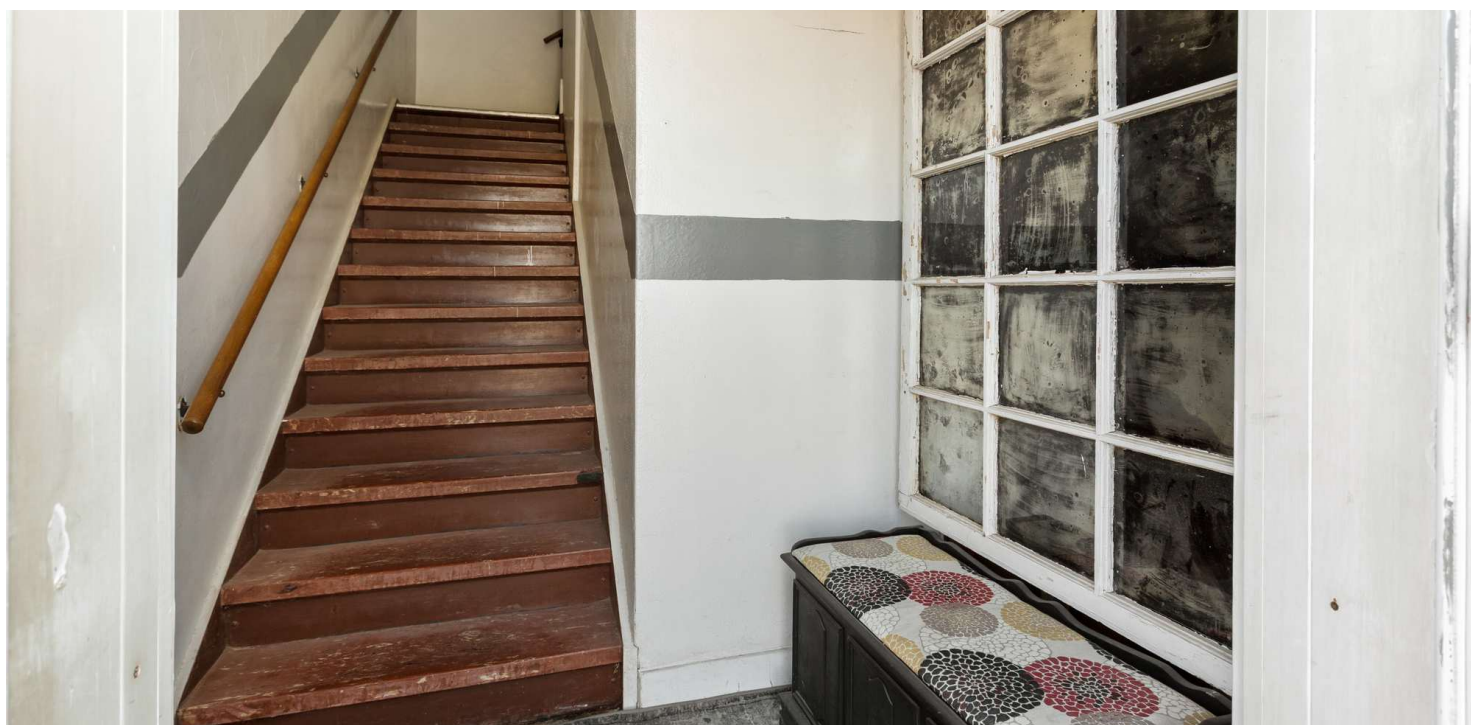
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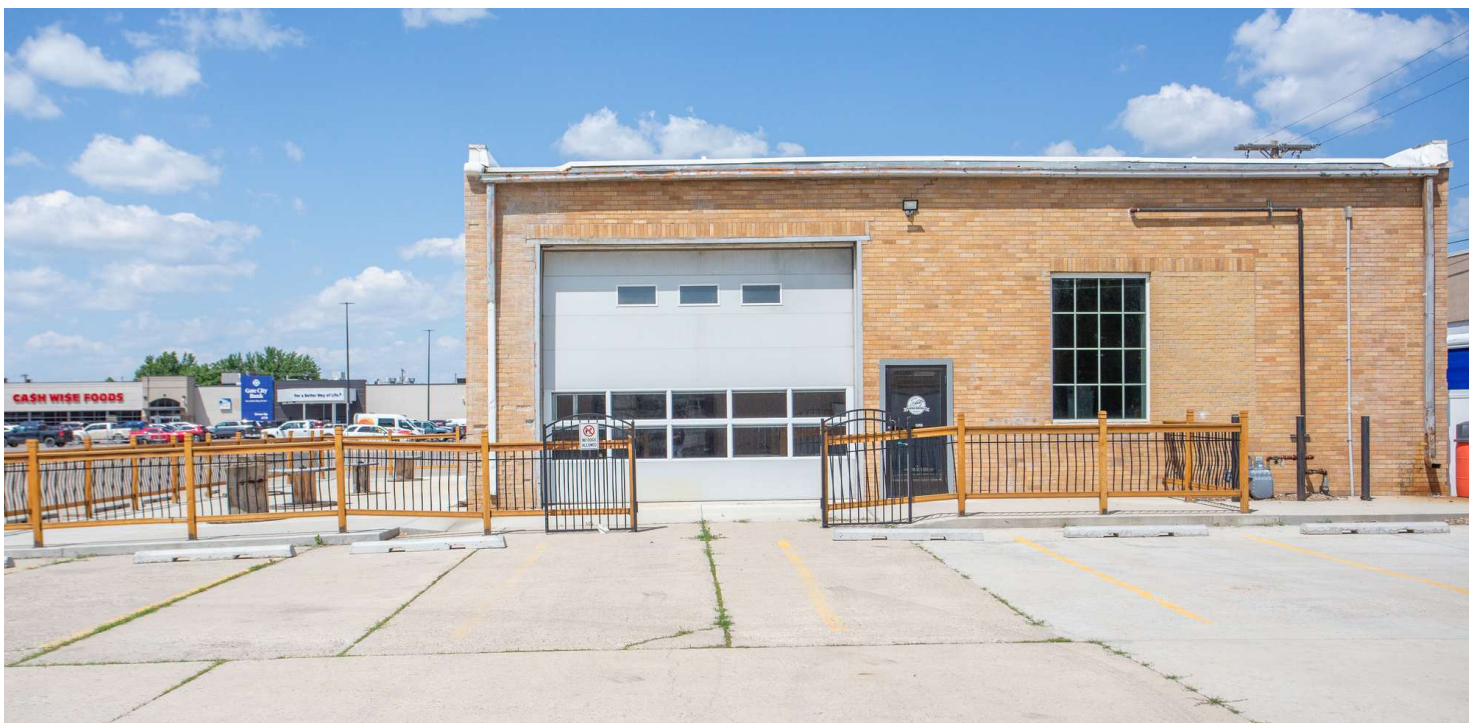
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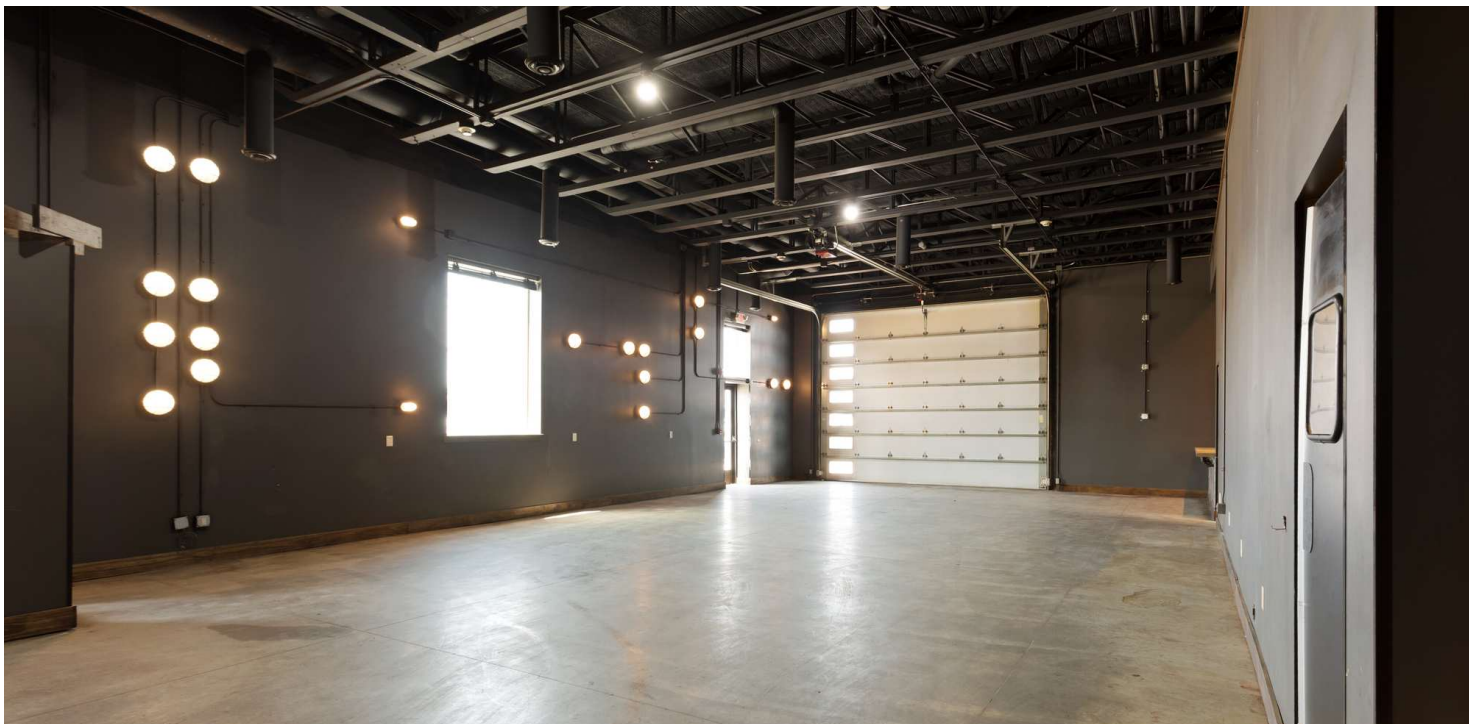
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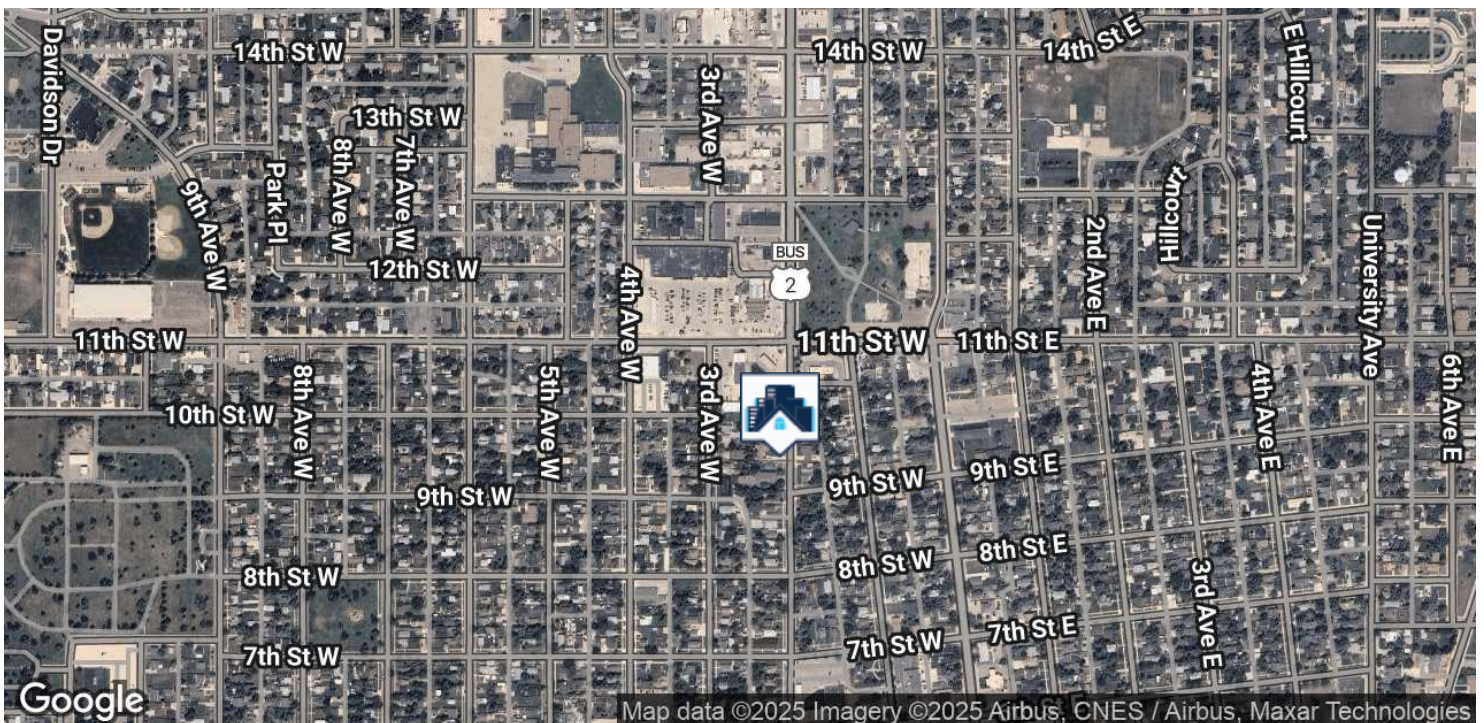
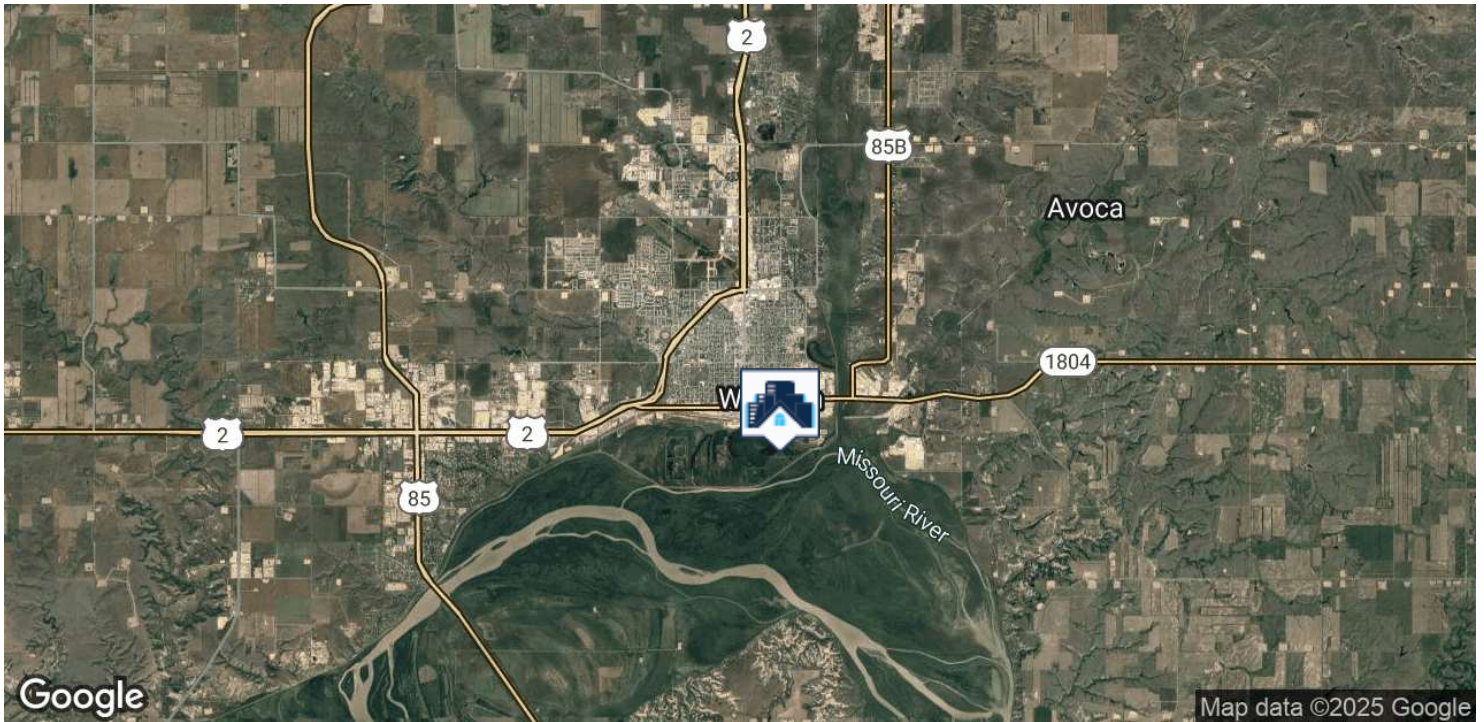


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LOCATION MAP



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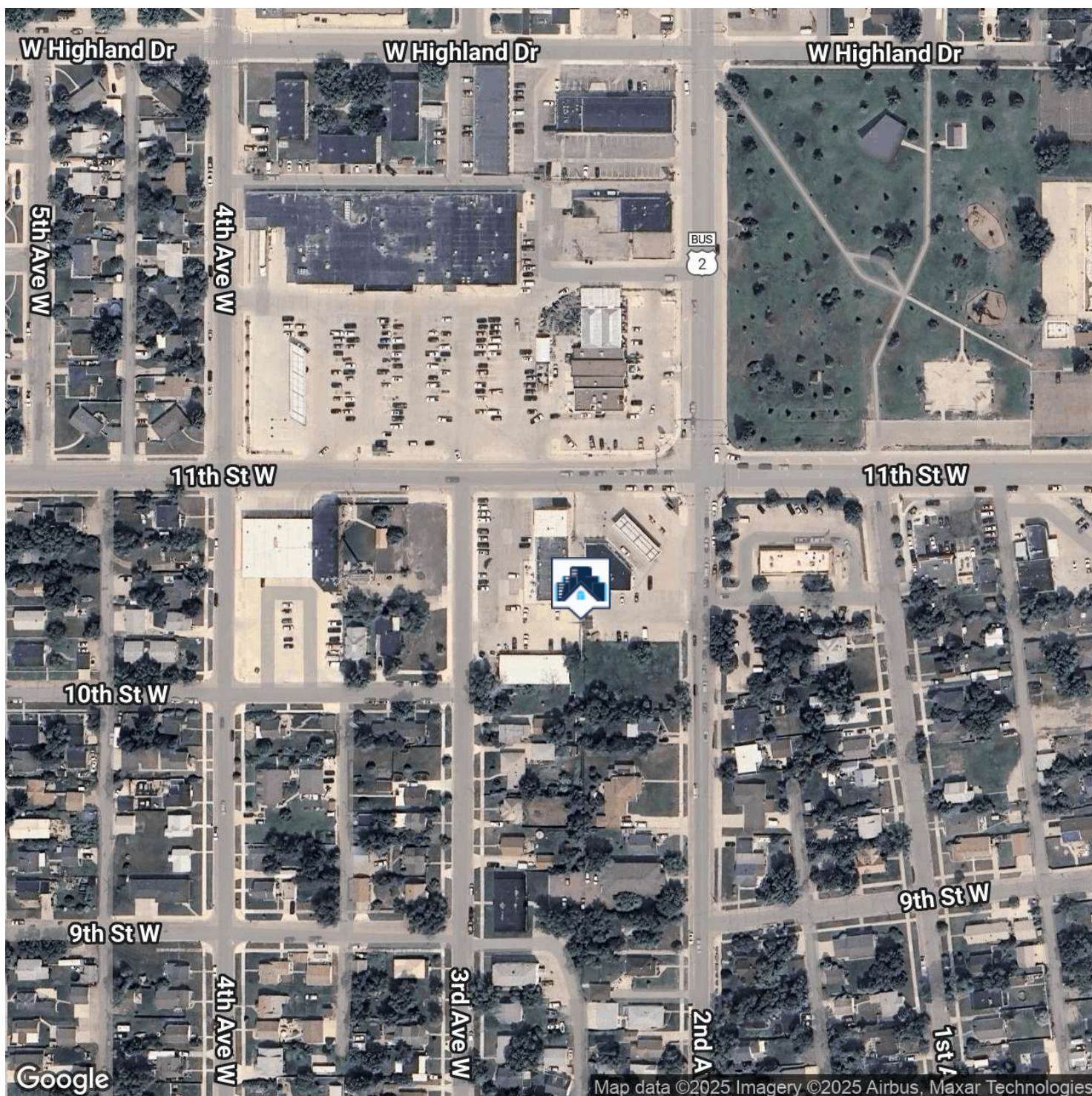
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AERIAL MAP

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RETAILER MAP



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ADVISOR BIO



ERIK PETERSON

Owner/Broker

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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