

STUDIO APARTMENTS FOR SALE

2046 125TH E AVE NW

WATFORD CITY, ND 58854



WATFORD STUDIOS
ON 8.98 ACRES



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

****Investment Opportunity!**** Discover the potential of this remarkable 8.89-acre property, offering the perfect blend of peaceful seclusion and strategic accessibility. Located just 7.6 miles from the vibrant community of Watford City, North Dakota, this site is ideal for attracting both short-term and long-term tenants. The property includes two 3,944-square-foot buildings, each containing 39 studio-style units featuring combined living and sleeping areas with private bathrooms. An on-site office and laundry facility provide added convenience for occupants. Additional structures include an 896-square-foot pump house that services a private well and a 1,196-square-foot storage unit with a 14' x 12' overhead door, offering ample space for equipment or supplies. The property also includes a private septic field, with optional access to water treatment infrastructure. Significantly, the existing septic and well systems have been designed to allow for expansion, with the potential to support up to 40 additional units—an excellent opportunity for investors looking to scale operations. The property has also benefited from a number of recent upgrades, including new roofs, a new septic system, new doors and flooring, repaired siding, and road improvements, making it a low-maintenance and move-in-ready investment. Situated in close proximity to Watford City and the thriving Bakken Oilfield, this location ensures easy access to essential amenities and one of North Dakota's most active economic regions. Whether you're seeking steady rental income or long-term growth potential, this property offers a compelling opportunity in a rapidly developing area. Don't miss your chance to own a high-potential investment in a strategic location. Contact your preferred REALTOR® today to learn more or schedule a private tour.

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



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,150,000 |
| Building Size: | 9,980 SF |
| Lot Size: | 8.98 Acres |
| Number of Units: | 39 |
| Price / SF: | \$115.23 |
| Cap Rate: | 9.83% |
| NOI: | \$113,006 |
| Year Built: | 2012 |

PROPERTY HIGHLIGHTS

- 39 Studio Style Apartments with Living/Sleeping Area and Individual Bathroom
- 18 Units Include Full Size Refrigerator
- 21 Units Efficiency Style with Built-In Shelving, Mini Fridge, and Microwave
- All units include wall mounted TV and Dish Network is provided.
- Private Well and Private Septic
- Ample parking spaces
- Quiet Location on 8.96 Acres
- On-Site Amenities: Office, laundry facility, 896 SF pump house (private well), and 1,196 SF storage unit w/ 14' x 12' door
- Expansion Potential: Septic and well systems designed to support up to 40 additional units
- Following updates and repairs: New Roof, New Septic, New Doors and Flooring, Repaired Siding, Road Repair

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



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



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



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

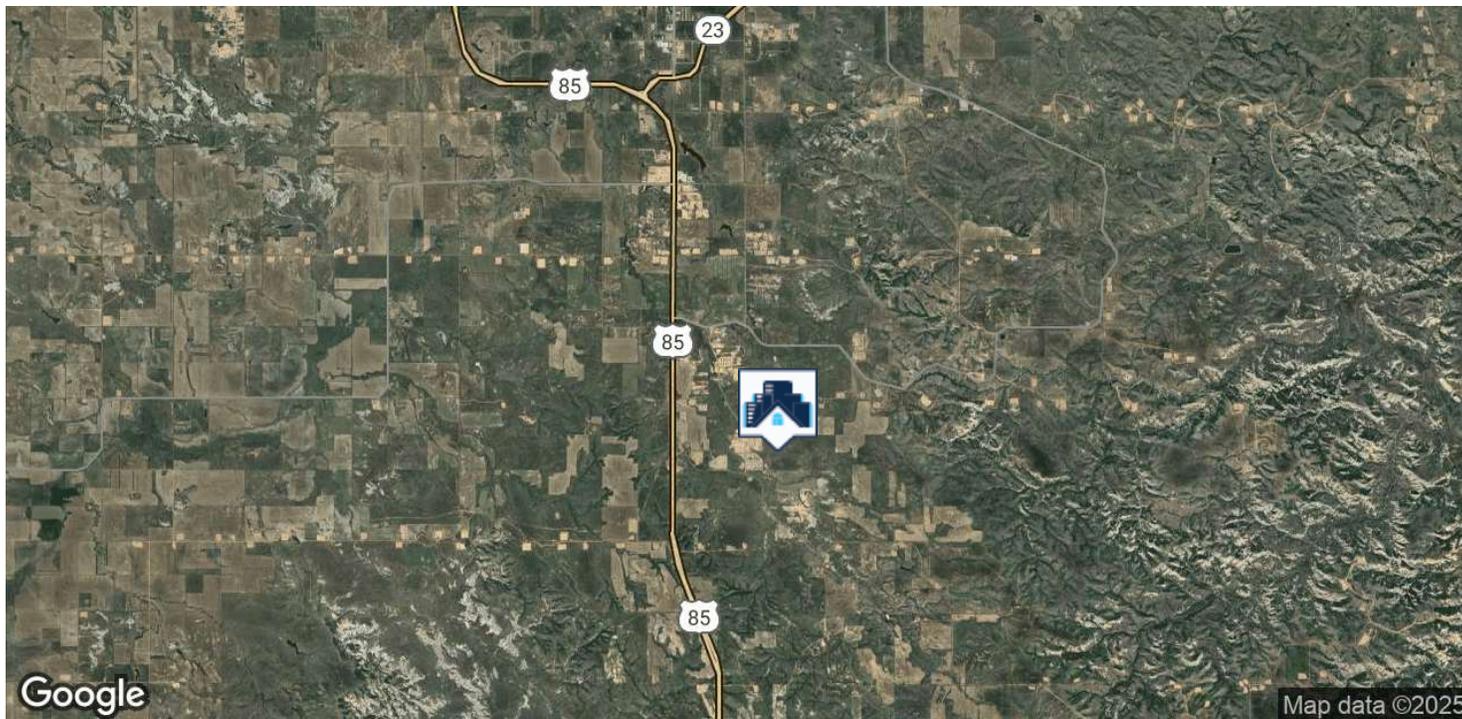


Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

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



LOCATION
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



AERIAL
MAP

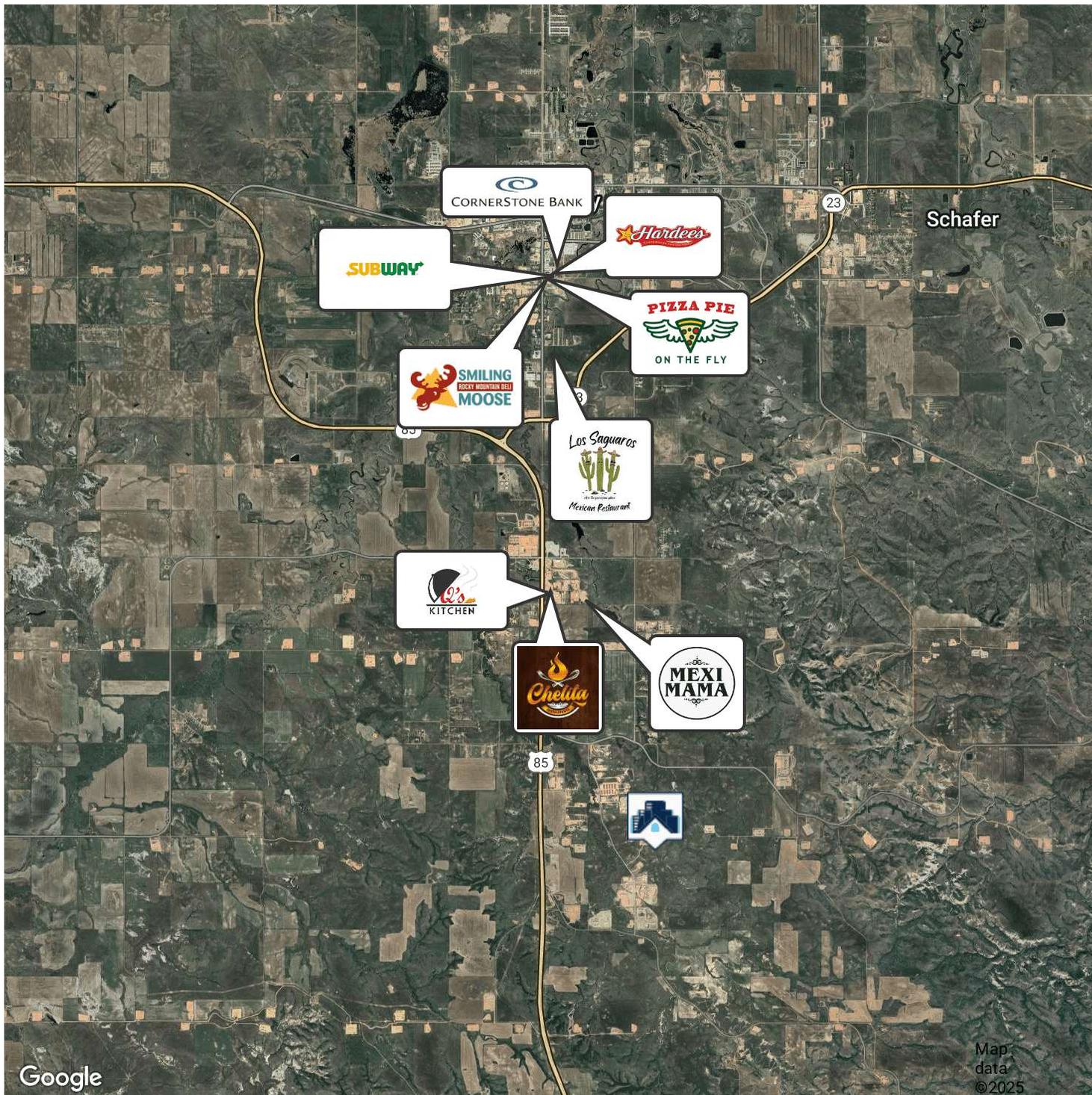


Proven Realty Brokered By EXP Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

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



AGENT BIO



Real Estate Agent
License No. 10585

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

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.

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.

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

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

