

FIRST-FLOOR OFFICE/RETAIL SPACE
FOR LEASE

1002 ELM ST NE, TIOGA, ND 58852



+/- 9,710 SQ FT OF
OFFICE/RETAIL SPACE
FOR LEASE



EXECUTIVE
SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	9,710 SF
Available SF:	100 - 4,485 SF
Number of Units:	8

PROPERTY OVERVIEW

Tioga Square is a multi-use commercial and residential building designed to meet the need for high-quality, high-visibility retail and office space in Tioga, North Dakota. The Class A, three-story building offers ground floor commercial space with residential apartments above. The mixed-use building means your business will be ideally located for potential customers and employees living on-site. You can rent up to 9,710 square feet of contiguous space. Tioga Square is positioned on the northern side of Tioga, ND – in the heart of the Bakken oil region.

PROPERTY HIGHLIGHTS

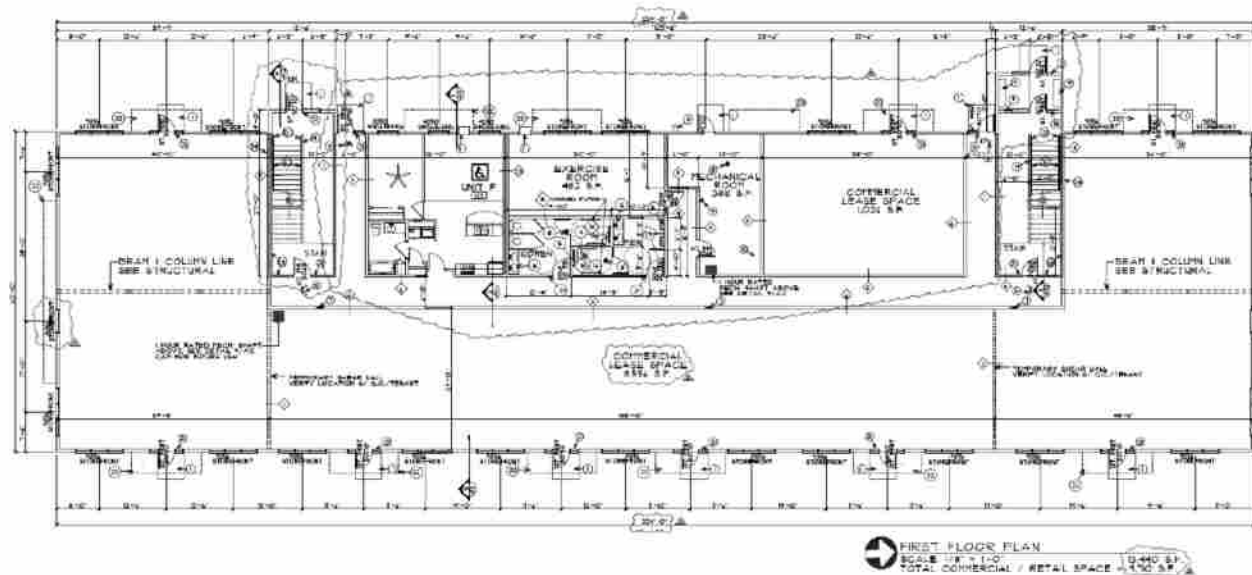
- High-visibility and high-quality space for office and/or retail use
- Quality Office Buildouts Available For Immediate Use
- Public Restrooms
- Large Parking Lot

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

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ND #9328 MT #65900



LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	100 - 4,485 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
1st Floor	Available	2,695 SF	NNN
1st Floor	Available	4,485 SF	NNN
1st Floor	Available	1,072 SF	NNN
1st Floor	Available	100 SF	NNN
1st Floor	Available	142 SF	NNN
1st Floor	Available	142 SF	NNN
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First-Floor Office/Retail Space Property For Lease

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ADDITIONAL
PHOTOS



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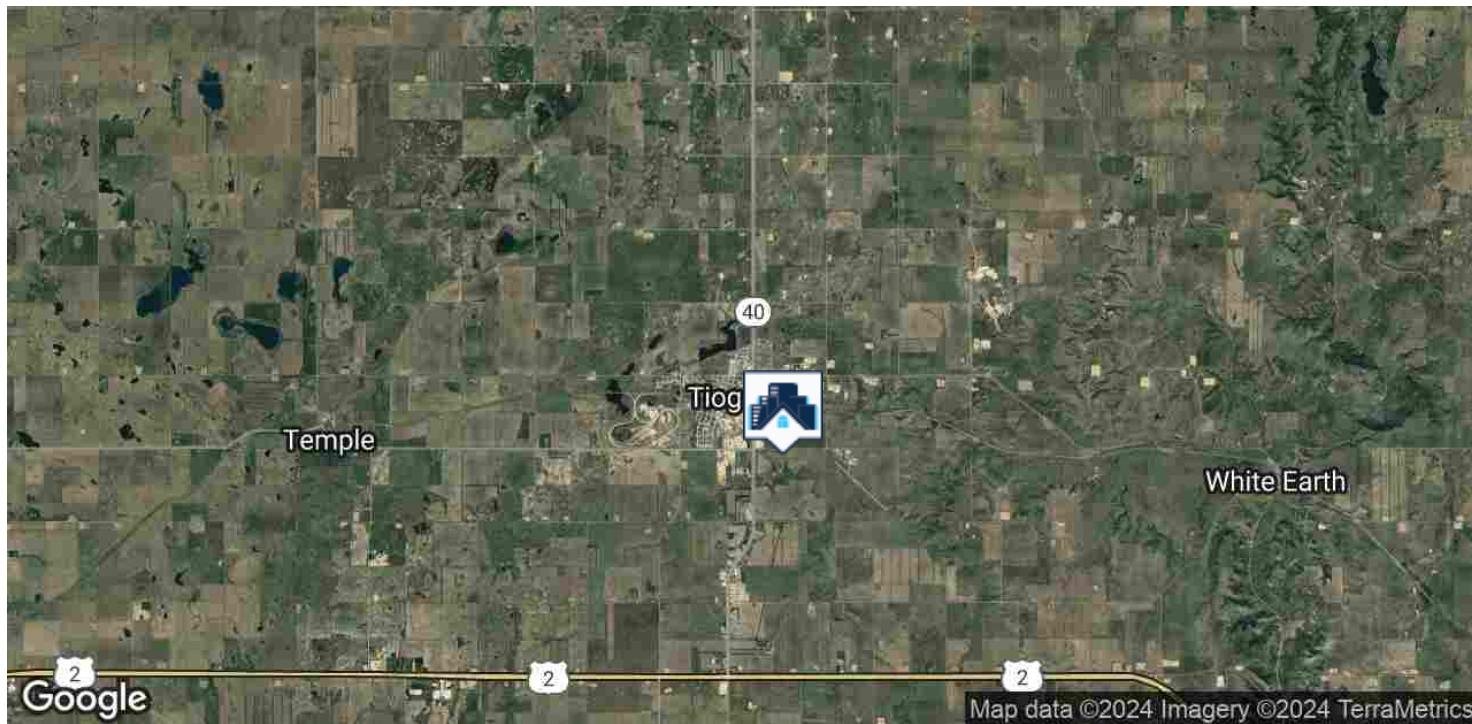
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LOCATION MAP



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AERIAL
MAP



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RETAILER
MAP



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ADVISOR BIO



ERIK PETERSON

Owner/Broker

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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