

investment property

**FOR SALE**

**INVESTMENT PROPERTY | ±14,030 SF INDUSTRIAL | 3  
BUILDING(S) | ±14 ACRE STABILIZED YARD  
13745 55TH ST NW | WILLISTON, ND 58801**

**LUNNEN**  
REAL ESTATE SERVICES

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section 1

# PROPERTY INFORMATION





**OFFERING SUMMARY**

Sale Price:	\$1,800,000
Building(s) Size:	±14,030 SF
Lot Size:	±14 Acres
NOI:	\$240,000.00
Cap Rate:	13.33%

**PROPERTY HIGHLIGHTS**

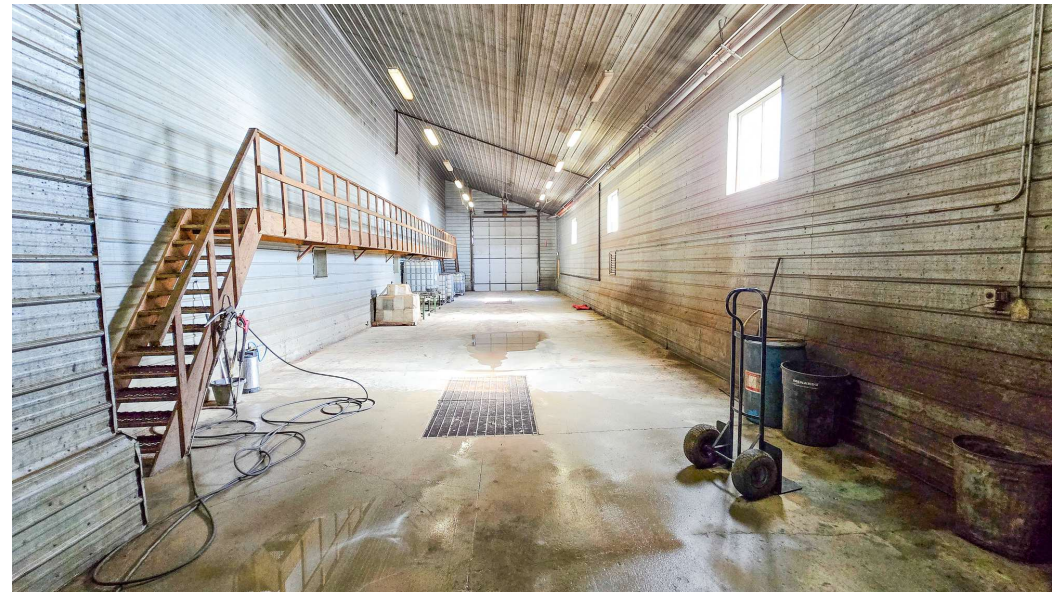
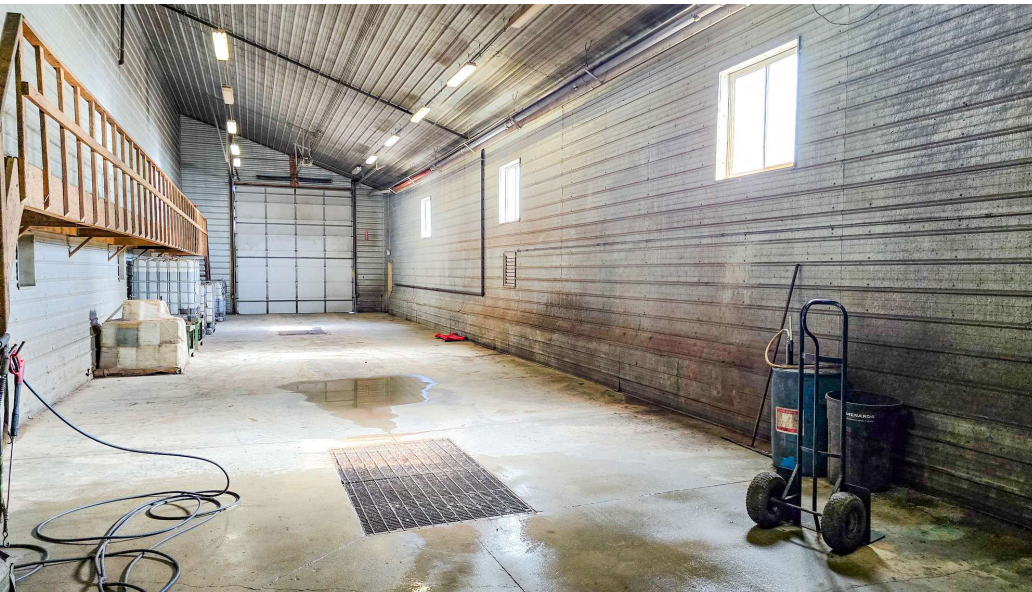
- 100% leased through 4/30/26
- NOI: \$240,000
- 13.3% cap rate
- \$540,000 of recent CapEx improvements made
- ±14,030 SF across 3 buildings on a ±14-acre stabilized yard
- Building 1: ±6,000 SF Shop with office and mezzanine storage
- Building 2: ±5,300 SF Shop
- Building 3: ±2,730 SF Office
- Reception area, 3 offices, conference room, 2 bathrooms
- (4) 16 x 14 drive through bays
- (8) 16 x 14 overhead doors
- (2) Dedicated wash-bay, with large trench drains and a sand/oil separator system
- Concrete aprons
- Stabilized yard
- Well located with paved road access

**RECENT PROPERTY IMPROVEMENTS**

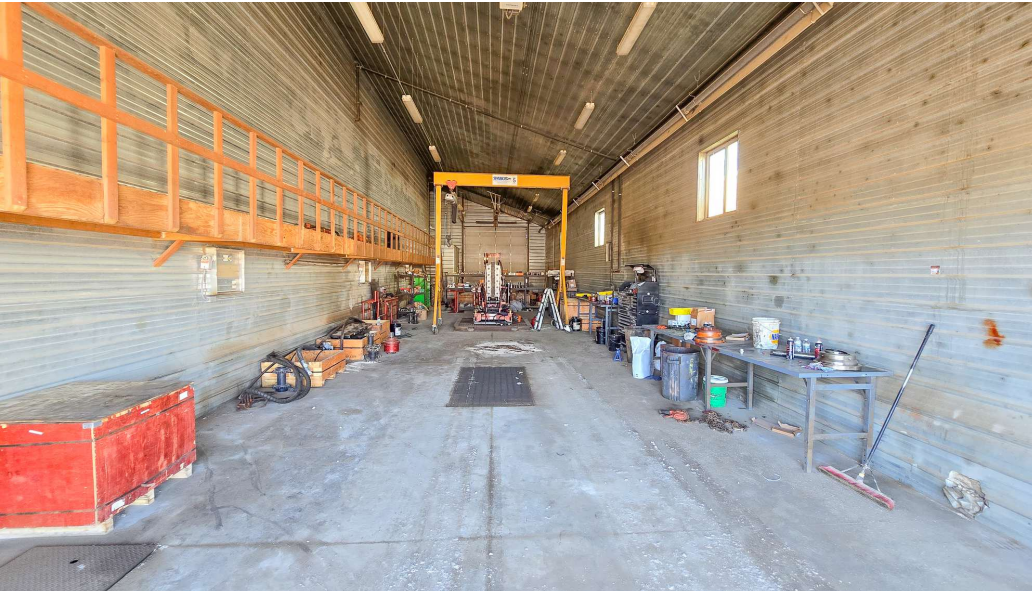
- *\$540k+ of improvements made in 2022 to include:*
- New underground water lines installed to all buildings
- Roofs replaced on all buildings
- Installed new walk through doors on shop buildings
- Installed metal liner panel on all walls and ceiling in truck shop
- Installed new concrete in west shop bay
- Installed new concrete apron in front of wash bay
- Significant dirt work on property



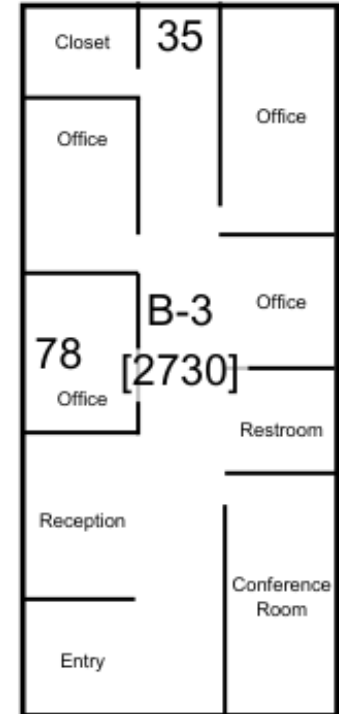
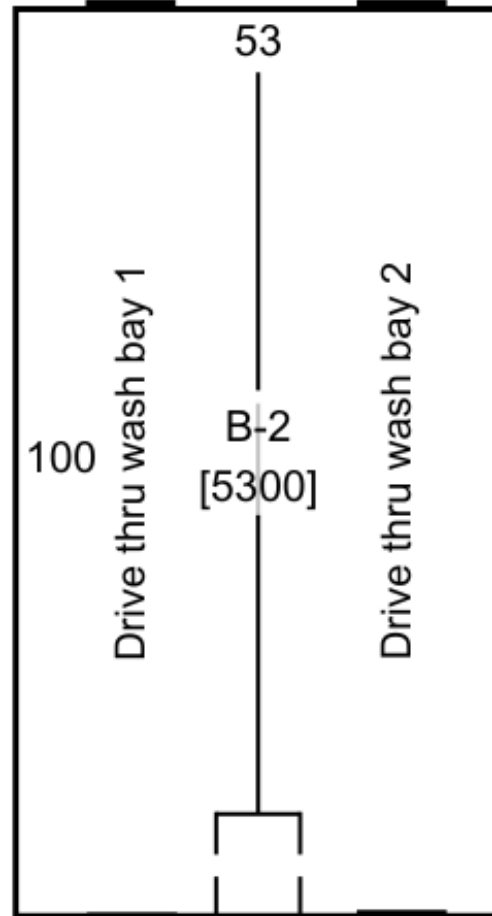
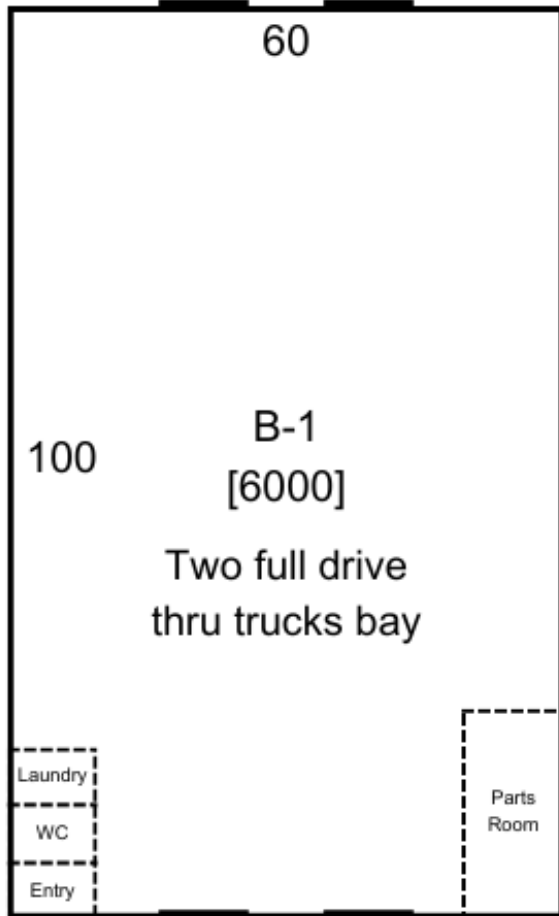
ADDITIONAL PHOTOS



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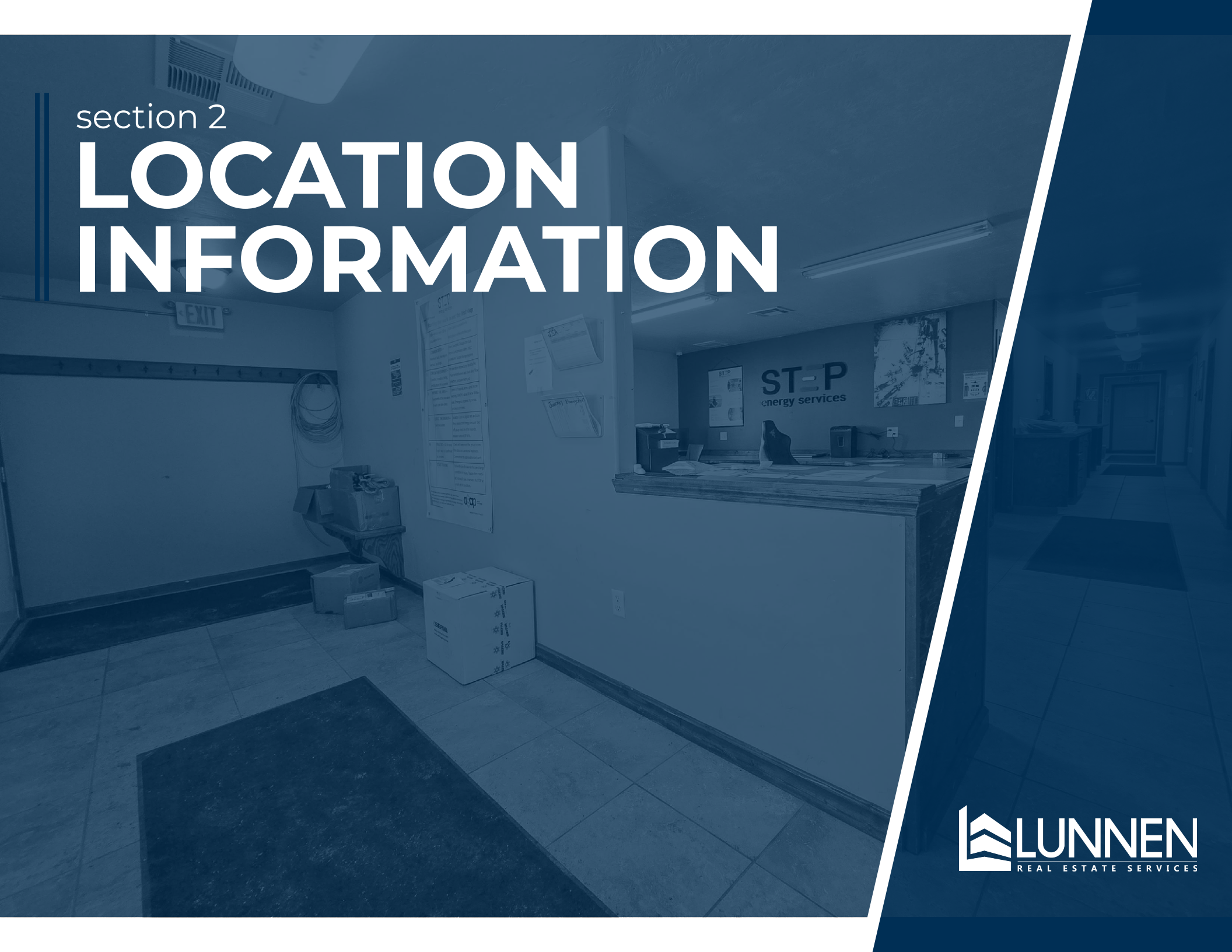
ADDITIONAL PHOTOS





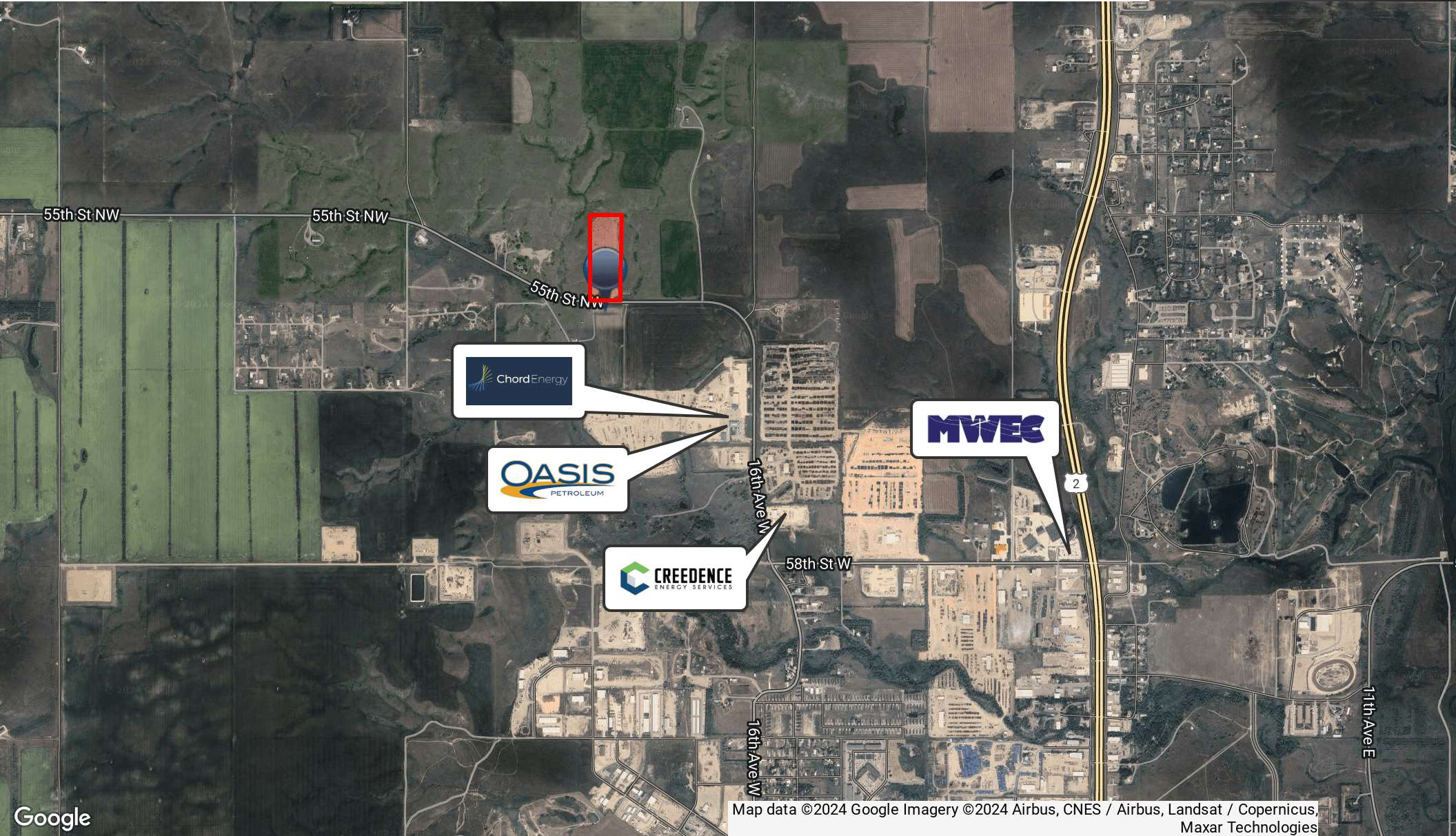
section 2

# LOCATION INFORMATION





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section 3

# ADVISOR BIOS





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**PROFESSIONAL BACKGROUND**

Lunnen Real Estate Services Inc. is a multi-state Real Estate Development, Brokerage & Investment Company with a 35-year tradition of successful development of over 2 million square feet of creative office, industrial, residential and retail developments. The company has had a hand in the development of over 13,000 acres in Colorado, Utah, California and North Dakota.

Jeff Lunnen has more than 20 years of experience in commercial real estate brokerage, development, investment and consulting. He specializes in the analysis, marketing, and disposition of industrial, retail, office, multifamily, land & self-storage owned by both private individuals and community & national banking institutions.

Using his experience and insight into the marketing and disposition processes Jeff has successfully transacted over \$700 million in sales and leasing consideration, Jeff has been involved in over \$450 million in real estate transactions in the Bakken oil fields, entitled and developed 5 industrial parks and built over 500,000 SF of industrial space for lease & sale.

Jeff is a licensed Real Estate Broker in the States of both California & North Dakota, licensed by FINRA, and is a CA Registered Securities Agent. He holds a Bachelor's Degree in Business Administration & Public Administration from Arizona State University and industry-leading Light Construction and Development Management Certificate (LCDM) from the University of California Irvine.

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