

48-UNIT MULTIFAMILY INVESTMENT

TWO APARTMENT BUILDINGS IN WILLISTON, ND

2910-3002 17TH AVENUE W WILLISTON, ND 58801

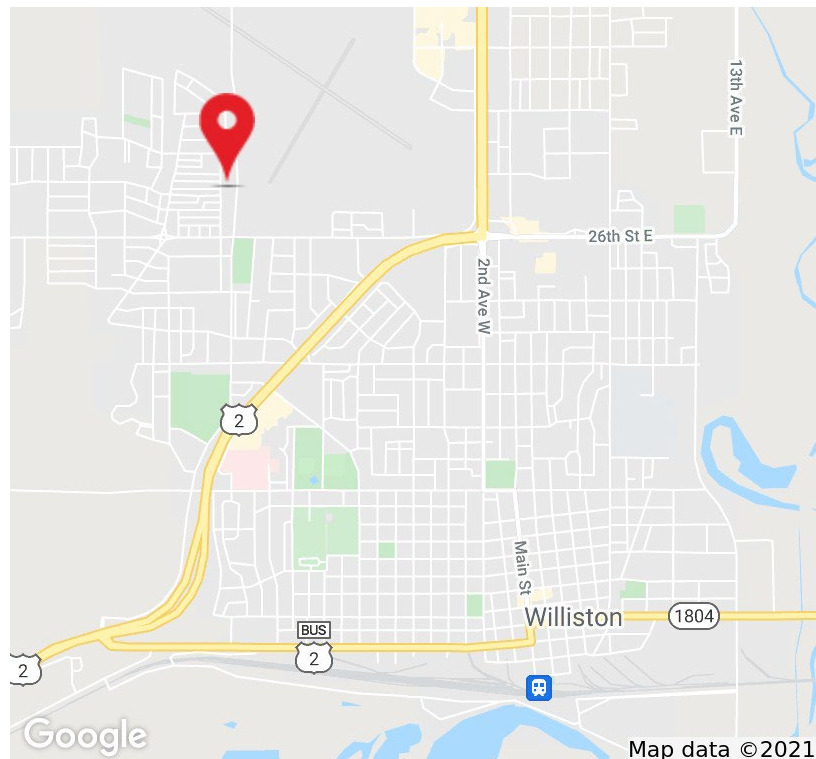
FOR SALE



SALE PRICE \$2,250,000

PROPERTY HIGHLIGHTS

- Investment has been steadily improving over the past 12-months, increasing occupancy by over 15%
- Two, three-story garden level apartment buildings on 1.9 AC
- 24 units in each building | 48 units total
- Studio/One bath | Three units
- One bed/One bath | Nine units
- Two bed/One bath | 36 units
- Located three miles northeast of downtown Williston in close proximity to area schools, amenities, highways and the forthcoming Sloulin Field Redevelopment project
- Williston, ND Is considered the main Bakken oil and gas production hub, a market experiencing high housing demand



[DRONE FOOTAGE](#)

[VIRTUAL TOUR](#)

Mike Elliott
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AERIAL & PROPERTY FEATURES



COMMUNITY FEATURES

- Laundry facilities- Off-street parking with plug-ins
- Garages available
- Picnic area
- Bike racks
- Lighted parking lots
- Postal mail drops
- Handicap accessible
- Smoke-free
- Onsite leasing office

UNIT FEATURES

- Range
- Refrigerator
- Air conditioner
- Electric heat
- Storage closets
- Fully carpeted

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EXTERIOR PHOTOS



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UNIT PHOTOS



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COMMON AREAS



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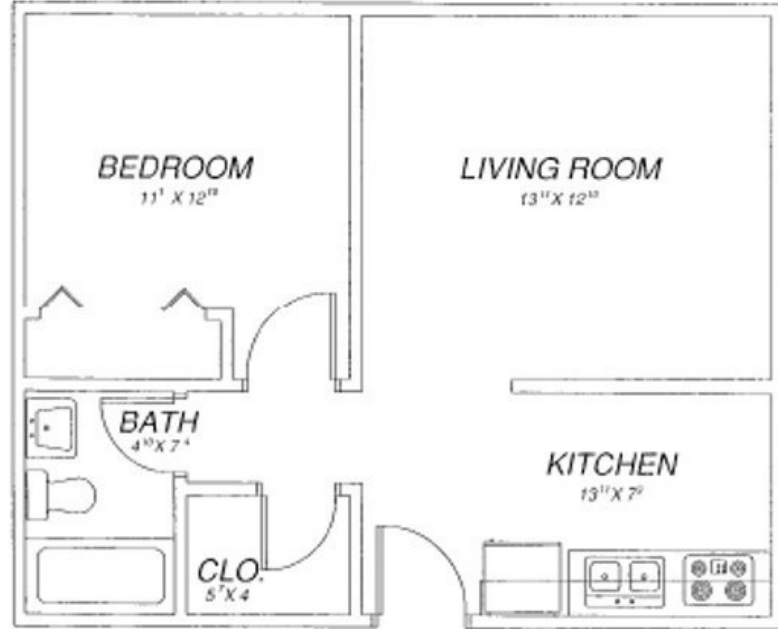
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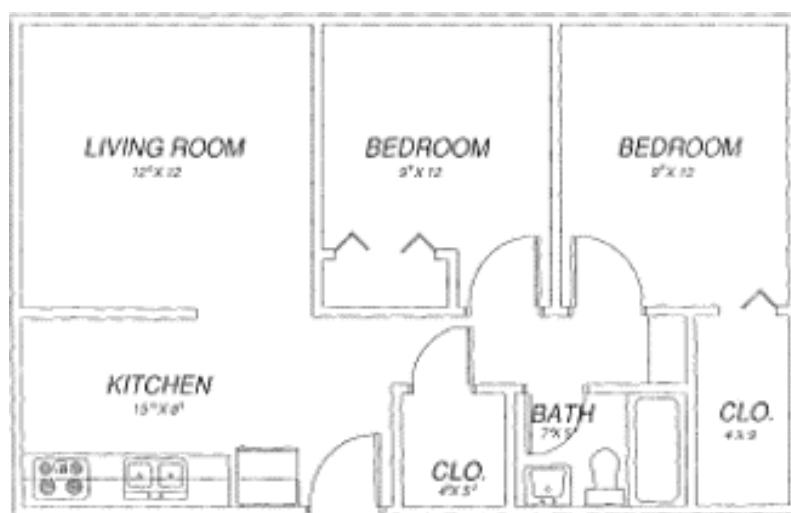
FLOOR PLANS



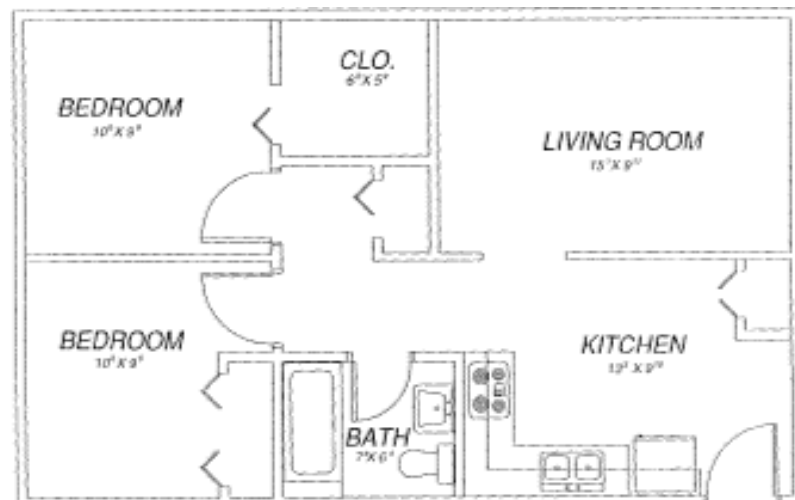
STUDIO / ONE BATH



ONE BEDROOM / ONE BATH



TWO BEDROOM / ONE BATH CORNER



TWO BEDROOM / ONE BATH

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WILLISTON LOCATION



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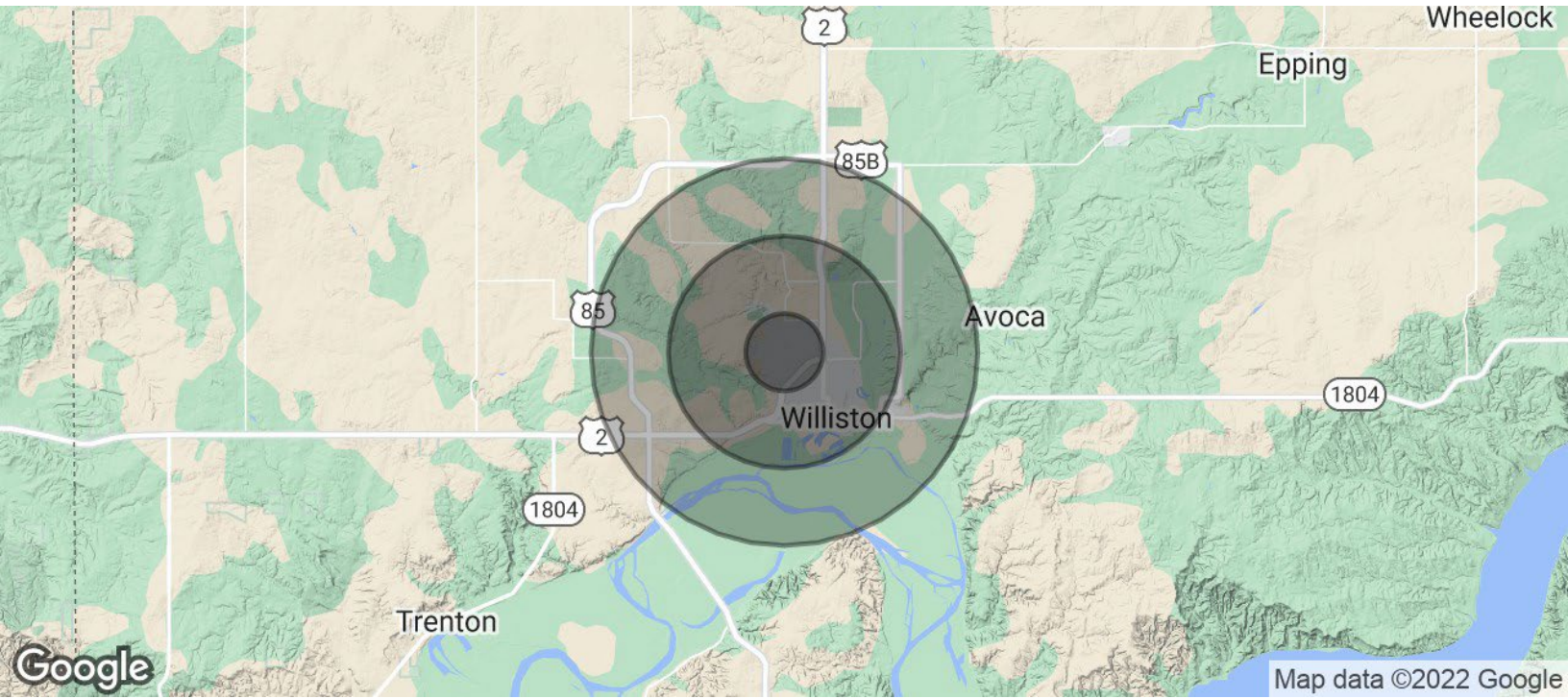
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,072	13,206	21,966
Median age	40.6	38.7	37.4
Median age (Male)	38.2	36.3	35.6
Median age (Female)	42.8	41.9	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	445	5,624	9,388
# of persons per HH	2.4	2.3	2.3
Average HH income	\$66,949	\$67,391	\$67,786
Average house value		\$99,440	\$99,660

* Demographic data derived from 2020 ACS - US Census

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