

COMMERCIAL BUILDING FOR SALE  
4 6TH STREET, CULBERTSON, MT 59218



1,174 SQ FT GAS  
STATION/SHOP/STORE



EXECUTIVE  
SUMMARY



OFFERING SUMMARY

Sale Price:	\$180,000
Building Size:	1,174 SF
Price / SF:	\$153.32
Year Built:	1953

PROPERTY OVERVIEW

Outstanding gas station location on intersection of Hwy 16 and Hwy 2! Lots of opportunity for upgrades. Its been a very good business year after year at this location and many more to come. Has multiple streams of revenue to generate income, fuel, convenience store, auto repair, a good cash flow business. Teddy Roosevelt Expressway will only increase exposure with the addition of 4 lane highway!

PROPERTY HIGHLIGHTS

- 1,174 SQ FT
- Fuel & Convenience Store
- Auto Repair
- .32 Acres

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

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LOCATION  
MAP



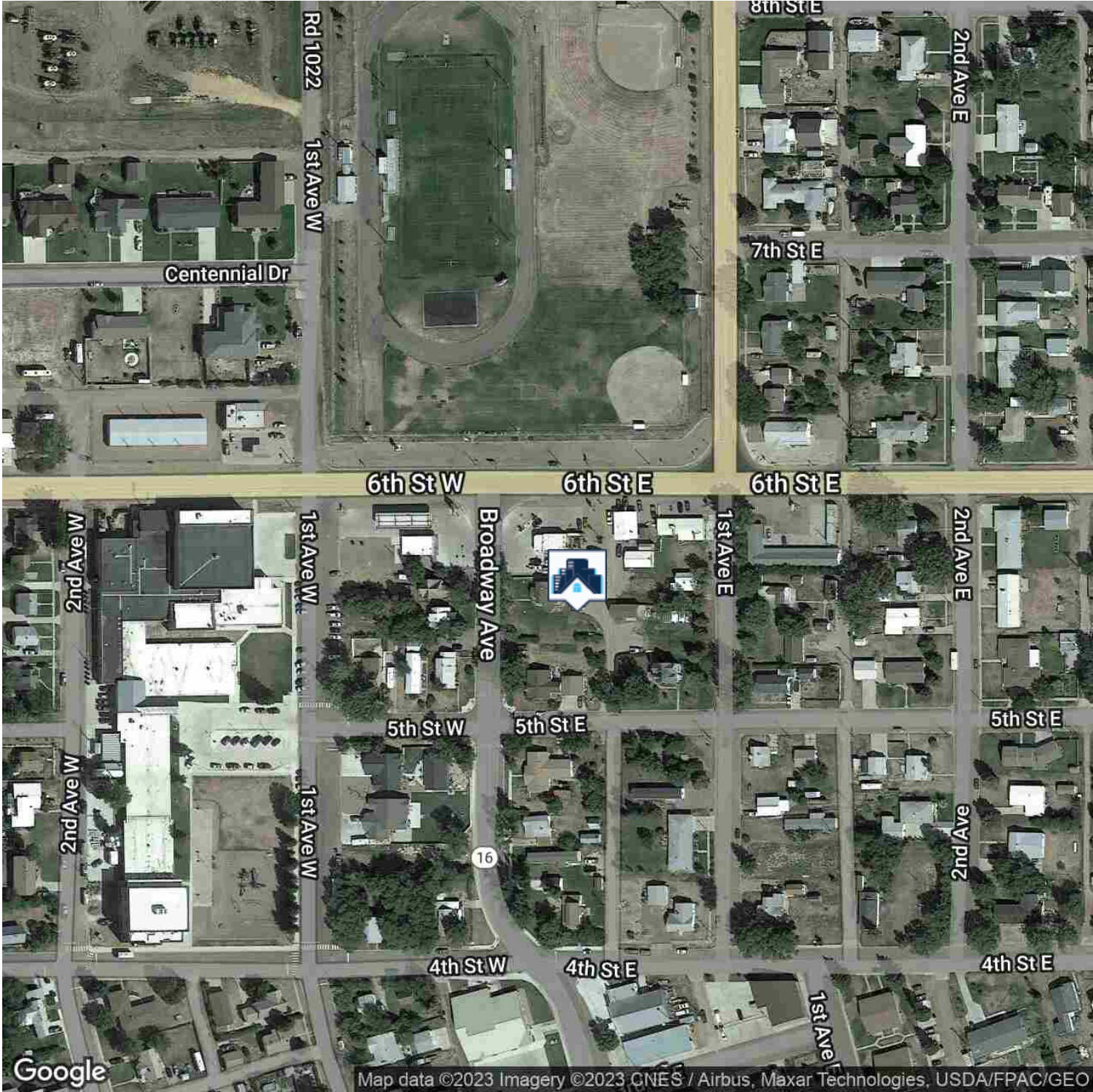
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AERIAL  
MAP

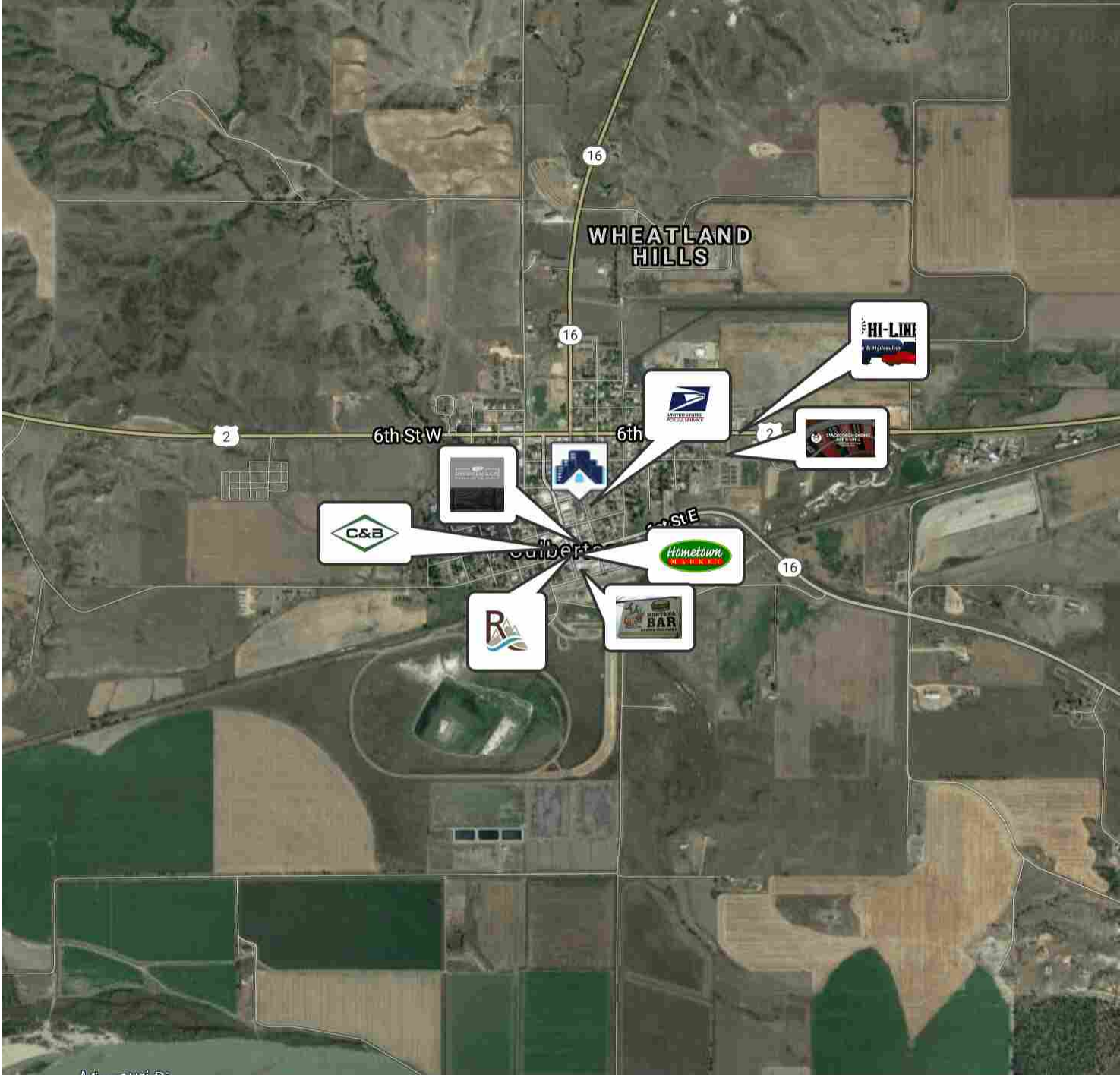


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RETAILER  
MAP



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ADVISOR  
BIO

Wes Houle



Westen Houle was raised in Culbertson, MT, and has spent most of his working life, raising a family in Williston, ND. Former Navy SEAL and thirteen years of ND oilfield industry experience.

He was inspired to become a realtor in order to demystify the home buying process and to aid other veterans with their home buying experience. Westen brings a strong work ethic and business background coupled with a caring demeanor for his clients. In his spare time, he enjoys working out, shooting, and spending time with his wife, four children, and two dogs.

Phone 406-600-1255

Proven Realty

3210 27th Street W, Suite 207,  
Williston, ND 58801

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BROKER  
BIO



**ERIK PETERSON**

Owner/Broker

Erik@ProvenRealtyND.com

**Direct:** 701.369.3949

MT #65900 // ND #9328

**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.

**Proven Realty brokered by eXp Realty**

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