

INDUSTRIAL PROPERTY FOR SALE
2555 132 C AVE NW, ARNEGARD, ND 58835



7056 SQ FT SHOP
WITH HOUSING IN
ARNEGARD



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$785,000
Building Size:	7,056 SF
Lot Size:	5 Acres
Price / SF:	\$111.25
Year Built:	2013
Zoning:	Industrial

PROPERTY OVERVIEW

Introducing an exceptional opportunity for industrial, warehouse, and distribution companies. This 7,056 square foot industrial gem, constructed in 2013, boasts a prime location in Arnegard, ND. Its 6 sizable 12' x 14' overhead doors ensure smooth operations, while the 6" R' concrete floor and in-floor heating system provide unparalleled functionality. Additionally, the property offers the convenience of four mobile homes for employee housing. With its industrial zoning and state-of-the-art features, this property presents a compelling prospect for your business.

PROPERTY HIGHLIGHTS

- 7056 SQ FT METAL SHOP
- BUILT IN 2013
- (6) 12' x 14' OVERHEAD DOORS
- 6" R' CONCRETE FLOOR
- INFLOOR HEATING
- 4 MOBILE HOMES FOR EMPLOYEE HOUSING:
 - 1993, 3 Bedroom
 - 1998, 3 Bedroom
 - 2016, 5 Bedroom
 - 2016, 4 Bedroom
- RURAL WATER PLUS A WELL
- MULTIPLE SEPTIC SYSTEMS
- AVAILABILITY TO PURCHASE THE SECURITY SYSTEM

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

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ADDITIONAL
PHOTOS



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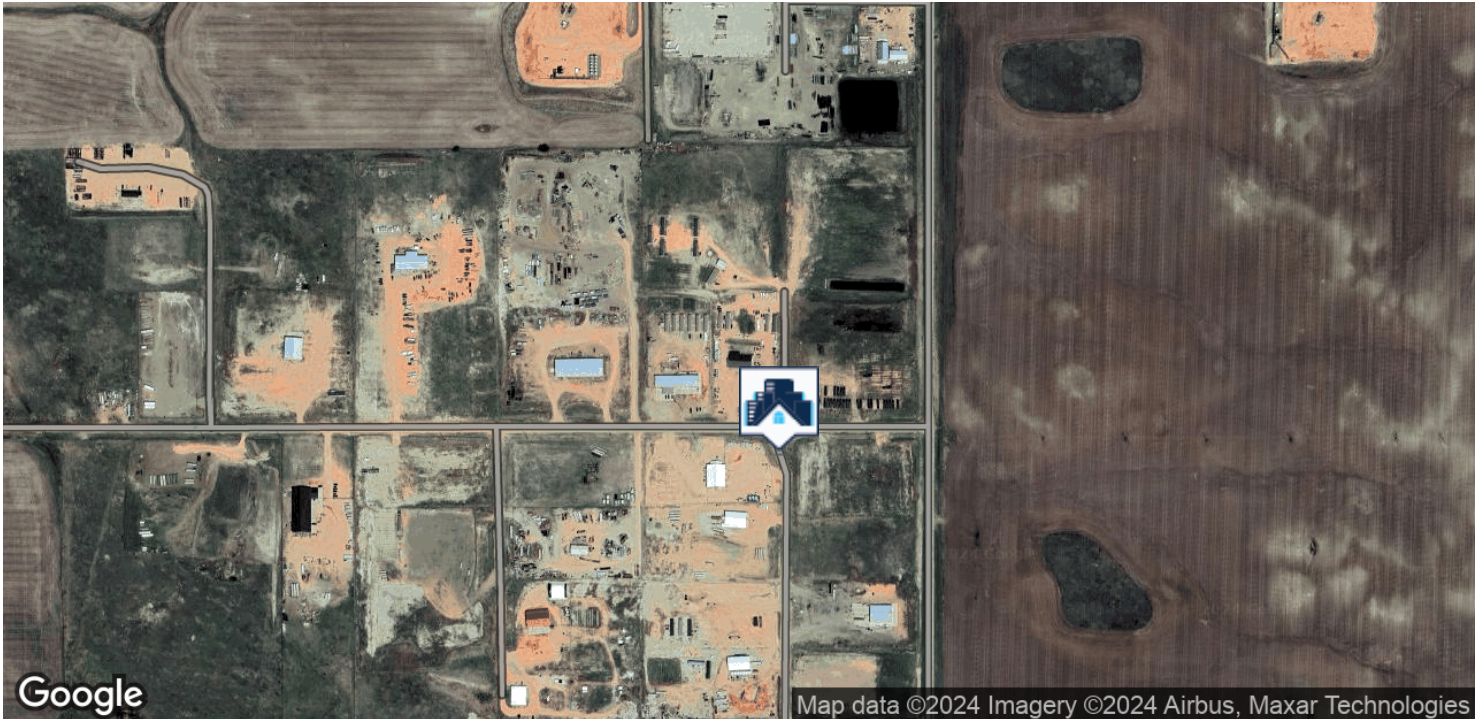
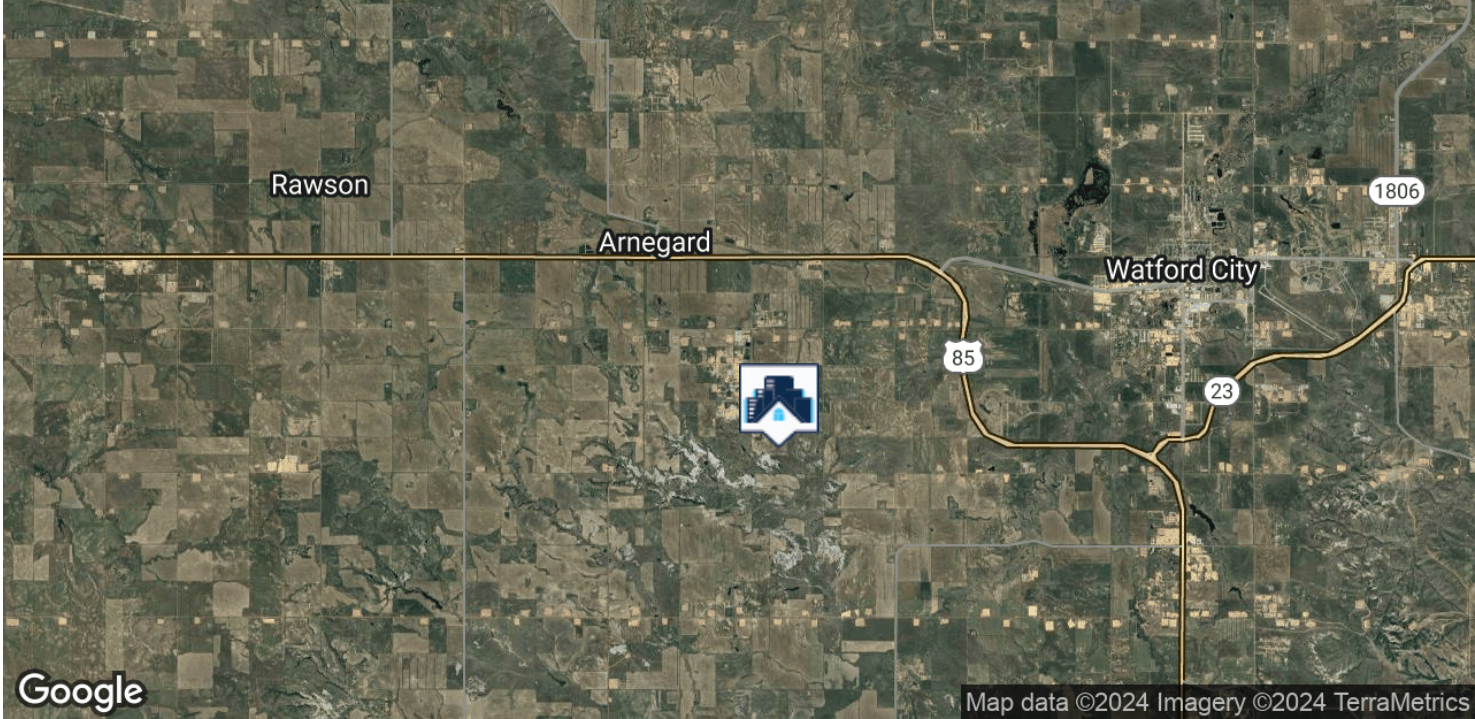


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LOCATION MAP



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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.

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