

PRIME INDUSTRIAL PROPERTY FOR SALE
12621 22ND STREET NW, WATFORD CITY, ND.



12,750 SQ FT SHOP ON
+/- 38 ACRES ON
HIGHWAY 85 SOUTH IN
WATFORD CITY



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,300,000

Building Size: 12,750 SF

Lot Size: 37.92 Acres

PROPERTY OVERVIEW

Functional, Hard To Find 12,750 SQ FT Shop on Highway 85 South With +/- 38 Acres Just Outside of Watford City

PROPERTY HIGHLIGHTS

- 12,750 SF Shop: (Dimensions 150' X 85') 9,000 Sq Ft Warehouse + 3,750 Sq Ft Office
- Bay Depth=150' To Accommodate Longer Trucks
- Shop Features: Two 150' Drive Through Bays With 14' Overhead Automatic Doors
- Retail Counter, Parts Room, Separate Receiving Area With Roll-Up Door, Upstairs Office w/ Kitchen, & Mezzanine
- 18' Ceiling Height
- +/-37.92 Acres: Including +/-8 Improved Acres, Plus +/-29.75 Land Zoned Agriculture

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

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ND #9328 MT #65900



ADDITIONAL
PHOTOS



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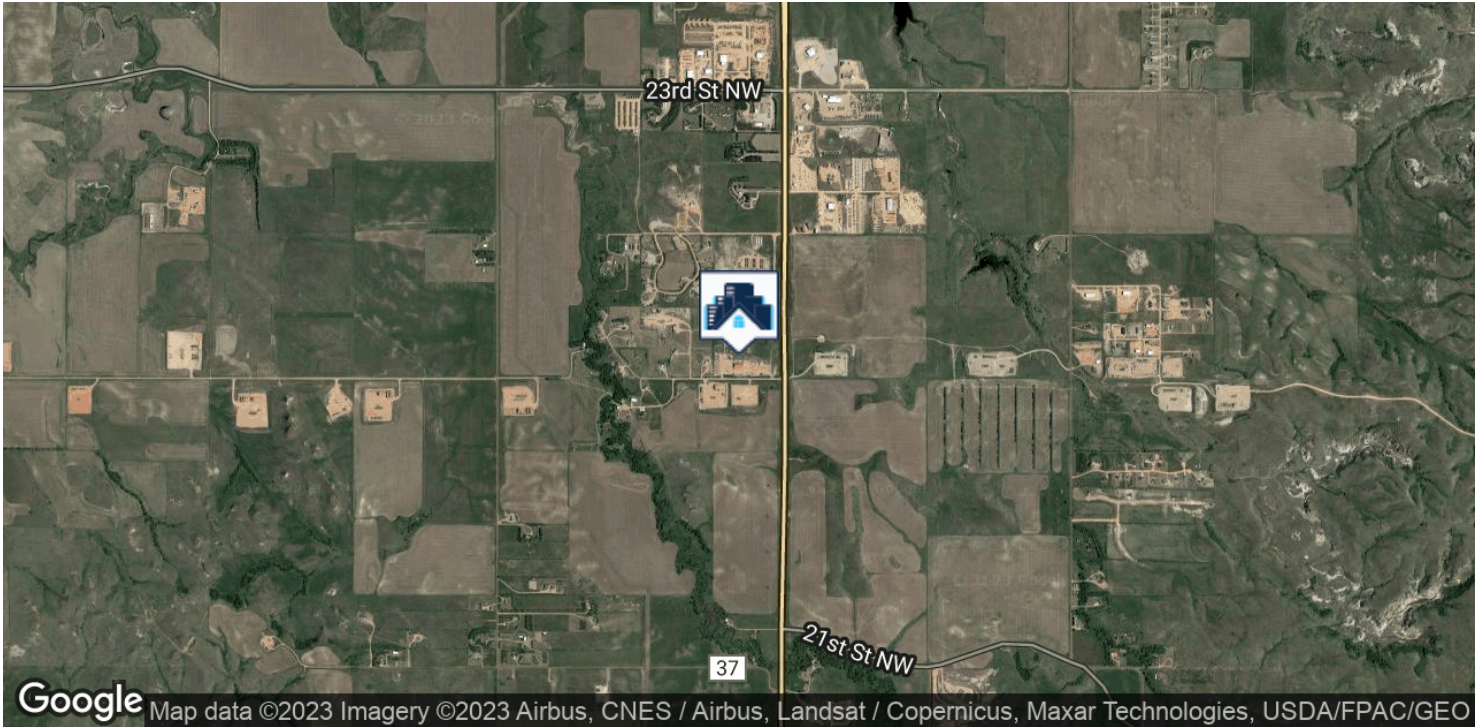
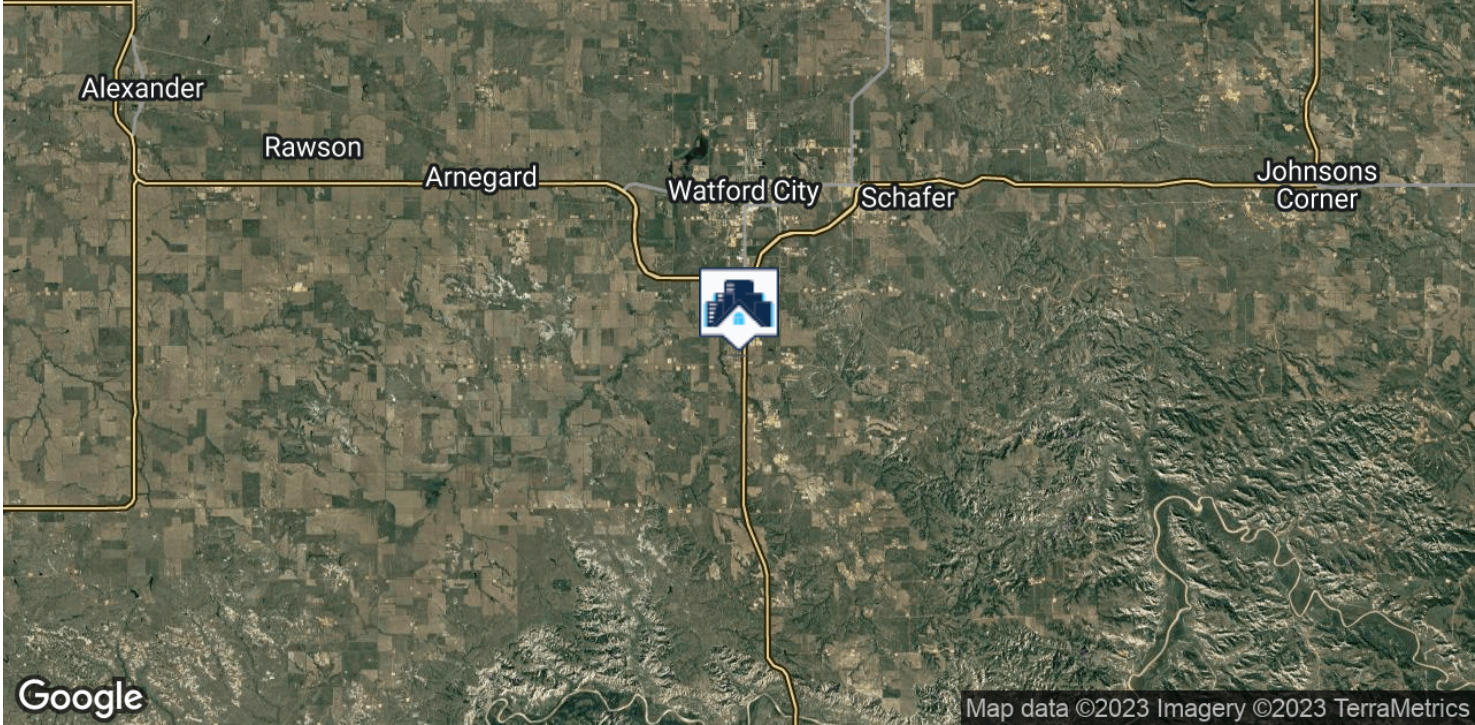


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LOCATION
MAPS



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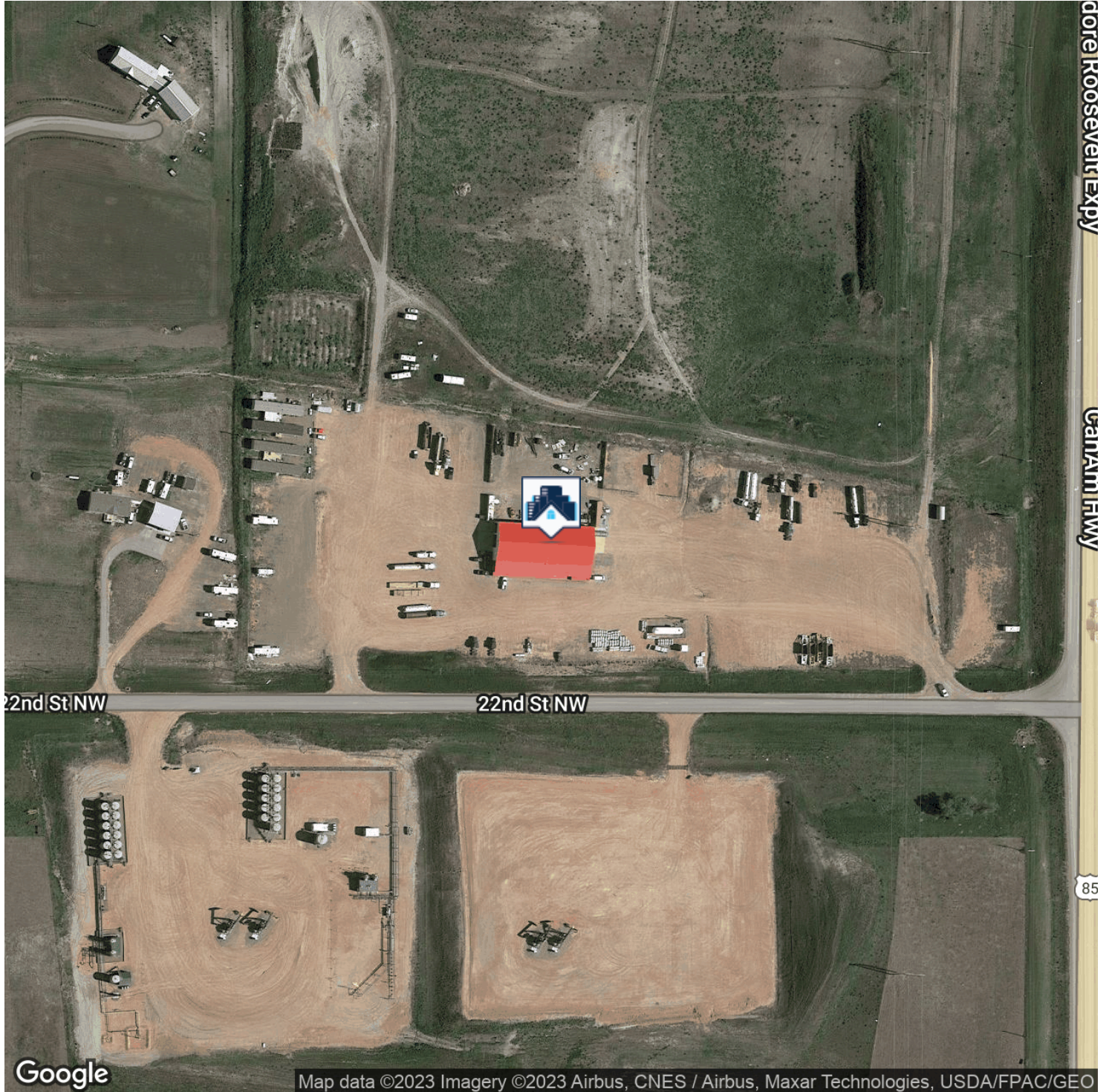
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Industrial Property For Sale

12,750 SQ FT Shop On +/- 38 Acres On Highway 85 South In Watford City | 12621 22nd Street NW, Watford City, ND 58854

AERIAL MAPS

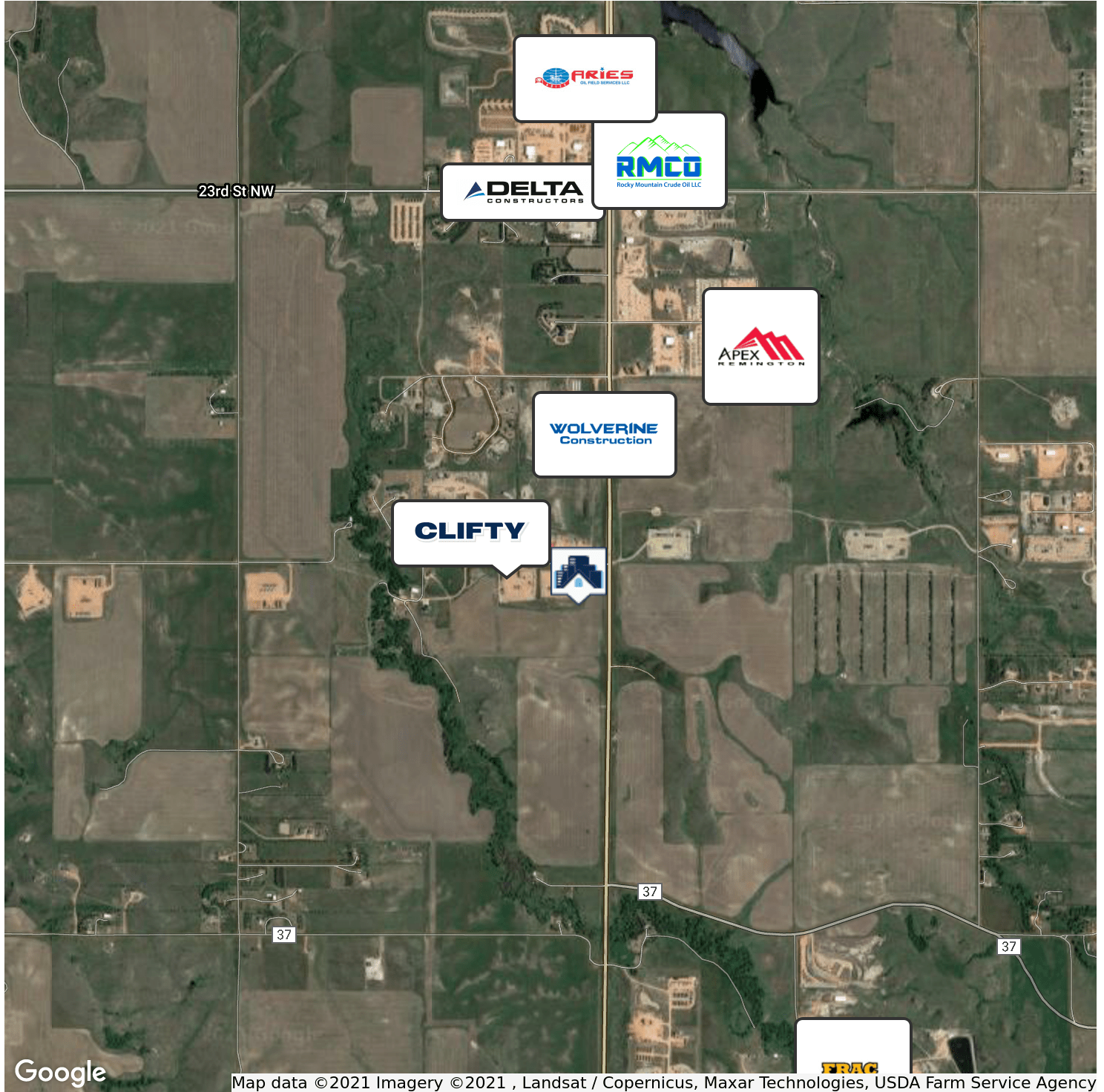


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RETAILER
MAP



Map data ©2021 Imagery ©2021 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

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ADVISOR BIO



ERIK PETERSON

Owner/Broker

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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

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