

For Lease

Office

1,100 SF | \$1,475.00 per month



107 8th Ave W (Lease)

107 8th Ave W

Williston, North Dakota 58801

Property Highlights

- Easy Access
- Convenient Concrete Parking Area
- Taxes, Insurance, etc. are currently +/-
- Excellent Location
- Open, Flexible Space
- Private Restroom

Property Description

Flexible, Open Office/Retail Space on Busy Williston Corridor.

OFFERING SUMMARY

Available SF	Fully Leased
Lease Rate	Negotiable
Lot Size	0.45 Acres
Building Size	7,372 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,792	\$58,548
5 Miles	20,640	\$66,911
10 Miles	23,842	\$67,946

VIEW PROPERTY VIDEO

For more information

Michael Hougé, CCIM, SIOR

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4400 W 78th St, Suite 120
Bloomington, MN 55435
612 383 2591 tel
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Office Building

Fully Leased | Negotiable

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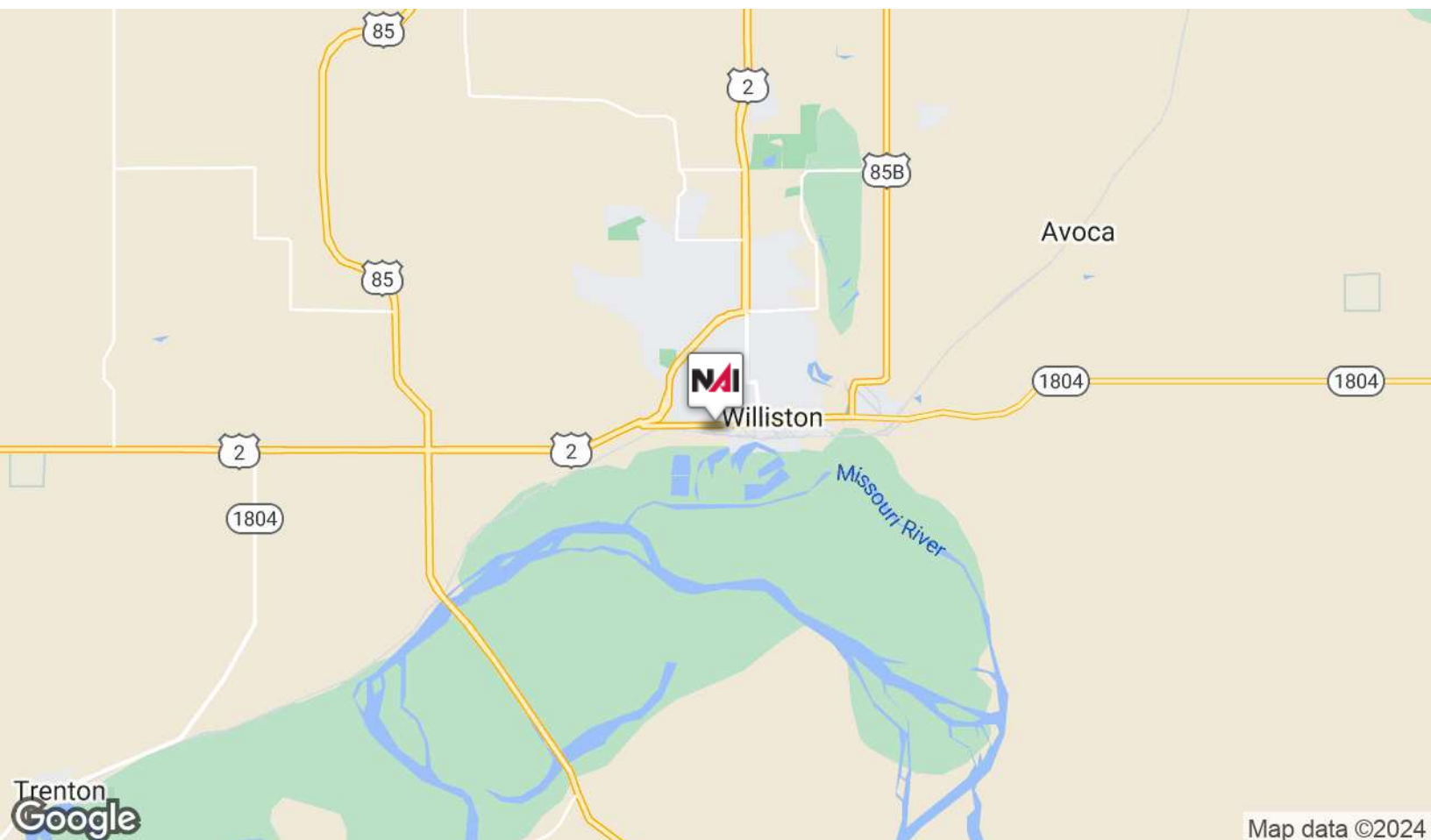
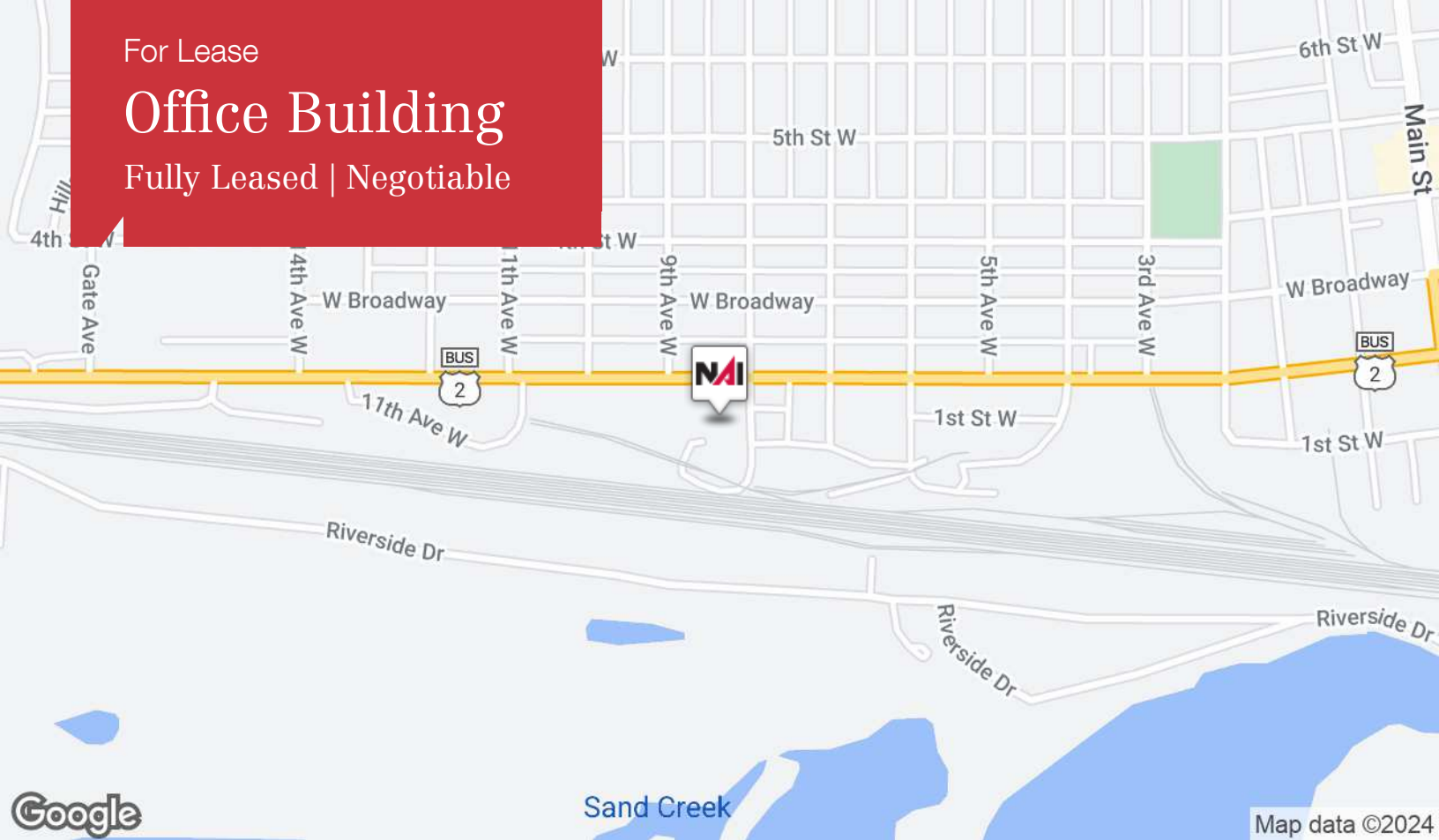
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Office Building

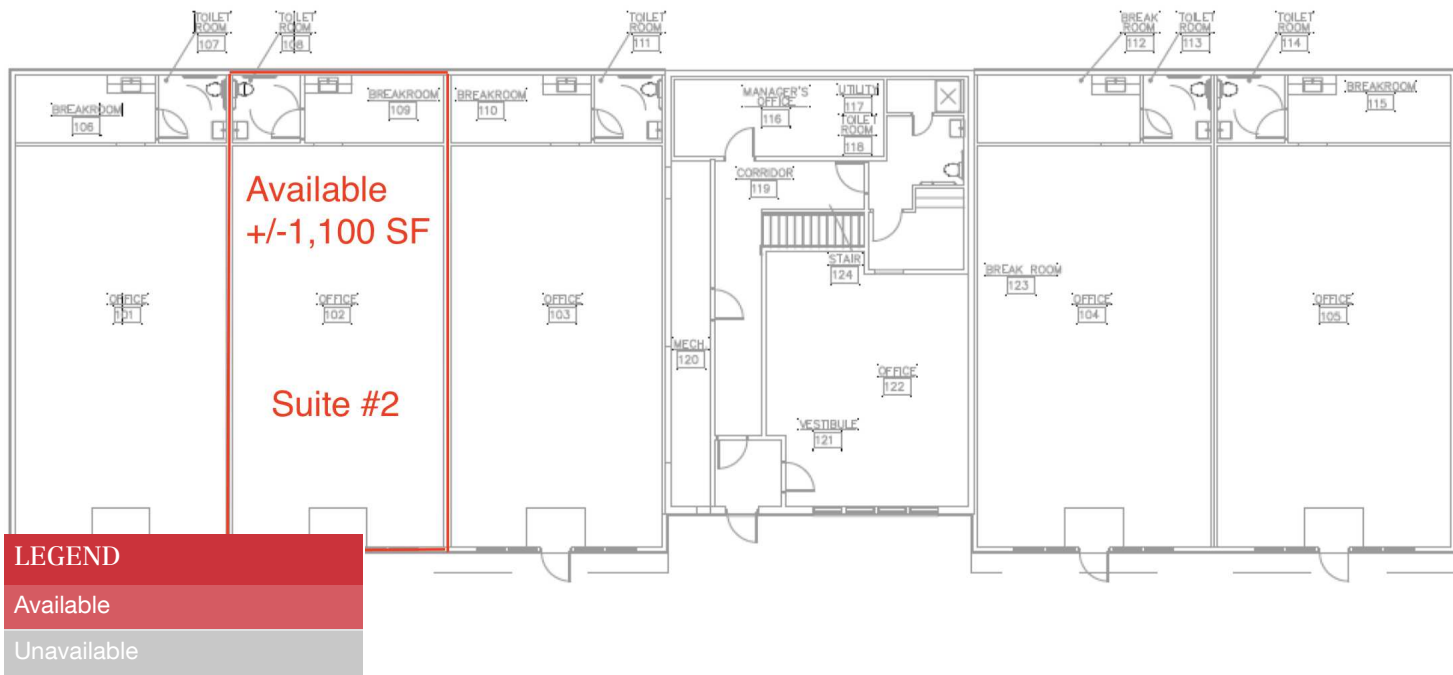
Fully Leased | Negotiable



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Office Building

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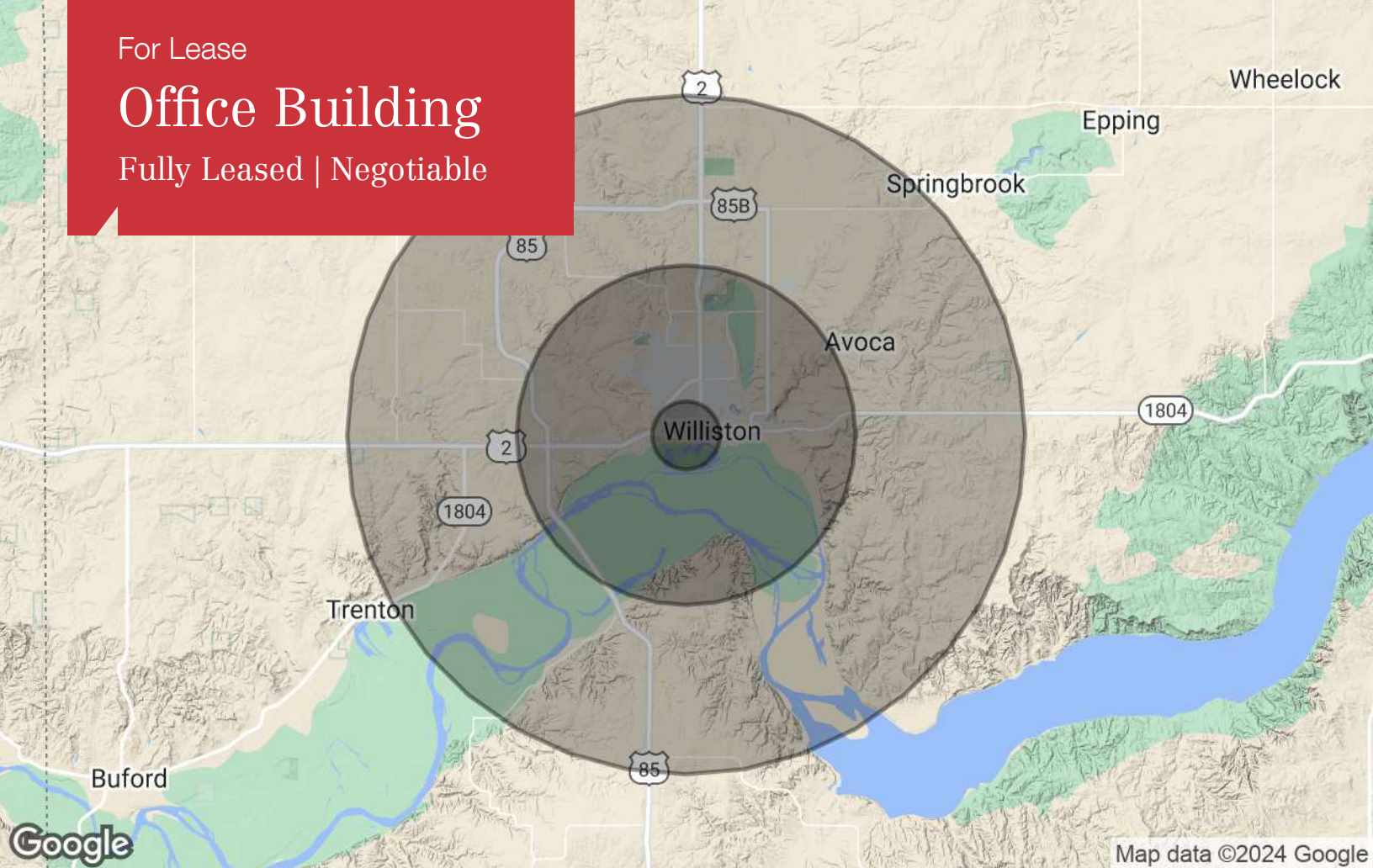
LEASE INFORMATION

Lease Type:	-	Lease Term:	36-60 months
Total Space:	Fully Leased	Lease Rate:	\$1,475 per month/NNN

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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,792	20,640	23,842
MEDIAN AGE	41.4	38.1	37.5
MEDIAN AGE (MALE)	36.9	35.8	35.8
MEDIAN AGE (FEMALE)	45.8	41.4	40.2
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,220	8,844	10,180
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$58,548	\$66,911	\$67,946
AVERAGE HOUSE VALUE	\$99,498	\$99,892	\$102,371
Race	1 Mile	5 Miles	10 Miles
% WHITE	96.3%	96.2%	96.0%
% BLACK	0.0%	0.1%	0.1%
% ASIAN	0.5%	0.5%	0.5%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	2.8%	2.7%	2.9%
% OTHER	0.4%	0.5%	0.5%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	3.4%	2.2%	2.1%

* Demographic data derived from 2020 ACS - US Census



Williams County Property Tax Information

01-776-00-46-18-900

Property Facts

<i>Property ID</i>	01-776-00-46-18-900	<i>Property Owner</i>	G & A RENTALS LLC
<i>Property Address</i>		<i>Addressee</i>	G & A RENTALS LLC
	,	<i>Owner Address</i>	2501 7TH AVE E WILLISTON, ND 58801-6227
<i>Addition</i>	WITTMEIER ADD	<i>Taxpayer</i>	G & A RENTALS LLC
<i>Legal Description</i>	B 12 S 43' L 1 & 2 & S 43' E 20' L 3 & E 120' L 9 & 10 PLUS E 120' VAC ALLEY #805624	<i>Taxpayer ID</i>	14228
<i>Township</i>		<i>Taxpayer Address</i>	2501 7TH AVE E WILLISTON, ND 58801-6227
<i>Range</i>		<i>Property Type</i>	REAL
<i>Section</i>		<i>Number of Acres</i>	0.00000
		<i>School District</i>	Williston SD #1
		<i>Fire District</i>	

Statements

<i>Year</i>	<i>Statement</i>	<i>Full Value</i>	<i>Mills</i>	<i>Taxes</i>	<i>Specials</i>	<i>Total</i>	<i>Fees</i>	<i>Penalty</i>	<i>Interest</i>	<i>Discount</i>	<i>Payoff</i>
2019	190209217	1,157,900	199.72	11,562.80	6,559.96	18,122.76	0.00	0.00	0.00	578.14	17,544.62
2018	180209197	1,107,100	198.02	10,961.41	6,559.96	17,521.37	0.00	0.00	0.00	0.00	0.00
2017	170209159	1,148,300	199.98	11,481.86	6,559.96	18,041.82	0.00	0.00	0.00	0.00	0.00
2016	160209171	1,136,900	186.82	9,345.43	6,559.96	15,905.39	0.00	0.00	0.00	0.00	0.00
2015	150235341	1,039,000	179.46	8,204.20	11,050.19	19,254.39	0.00	0.00	0.00	0.00	0.00

Payments

<i>Year</i>	<i>Statement</i>	<i>Net</i>	<i>Specials</i>	<i>Fees</i>	<i>Penalty</i>	<i>Interest</i>	<i>Discount</i>	<i>Total</i>
2019	190209217	11,562.80	6,559.96	0.00	0.00	0.00	0.00	0.00
2018	180209197	10,961.41	6,559.96	0.00	0.00	0.00	548.07	16,973.30
	2/11/2019	10,413.34	6,559.96	0.00	0.00	0.00	548.07	330,064.46
2017	170209159	11,481.86	6,559.96	0.00	0.00	0.00	574.09	17,467.73



Williams County Property Tax Information

	1/29/2018	10,907.77	6,559.96	0.00	0.00	0.00	574.09	95,674.57
2016	160209171	9,345.43	6,559.96	0.00	0.00	0.00	467.27	15,438.12
	2/7/2017	8,878.16	6,559.96	0.00	0.00	0.00	467.27	116,888.87
2015	150235341	8,204.20	11,050.19	0.00	0.00	0.00	410.21	18,844.18
	2/4/2016	7,793.99	11,050.19	0.00	0.00	0.00	410.21	74,076.15

Assessment History

Year	Ag	Commercial		Residential		Total	Payment	
	Land	Land	Building	Land	Building		Specials	In Lieu
2020	0	83,100	1,074,800	0	0	1,157,900	0.00	0.00
2019	0	83,100	1,074,800	0	0	1,157,900	6,559.96	0.00
2018	0	83,100	1,024,000	0	0	1,107,100	6,559.96	0.00
2017	0	83,100	1,065,200	0	0	1,148,300	6,559.96	0.00
2016	0	83,100	1,053,800	0	0	1,136,900	6,559.96	0.00
2015	0	78,900	960,100	0	0	1,039,000	11,050.19	0.00

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MICHAEL HOUGE, CCIM, SIOR

Managing Director

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ND #7909 // MN #86083

PROFESSIONAL BACKGROUND

Michael Houge is the managing Director of NAI Legacy. NAI Legacy is a member of the NAI Global network of over 7,000 professionals and 400 offices worldwide. NAI Legacy is coupling the latest technology with a traditional emphasis on customer service, our team provides strategic guidance, administrative support and brokerage services for properties totaling nearly 2,500,000 square feet. With business lines including property management, traditional sales and leasing services, and 1031 tax-deferred exchange solutions, the NAI Legacy team is adept at navigating all aspects of quality commercial real estate assignments. Mr. Houge, CCIM, SIOR has over thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions. Michael has also leased well over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Specialties Include:

The Purchase or Sale of Net-Leased Properties
Consulting for Real Estate Projects
Real Estate Marketing
Investment Analysis
Commercial Real Estate Investments
Real Estate Technology
Land Sales

Property Sales and Acquisitions
Public Speaking and Presenting on Related Topics
Branding and Web-Based Initiatives
1031 Tax Deferred Exchanges
Energy (Oil Field) Related Real Estate
Office Properties Retail and Industrial Real Estate
Financing

EDUCATION

B.A University of Minnesota-Twin Cities
Commercial Real Estate Institute (CCIM) Curriculum

MEMBERSHIPS

CCIM (Certified Commercial Investment Member)
SIOR (Society of Industrial and Office REALTORS)
ICSC (International Council of Shopping Centers)
Minnesota Shopping Center Association (MSCA)



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