

COMMERCIAL AND MULTI FAMILY PROPERTY FOR SALE

1307 2ND AVE WEST, WILLISTON, ND 58801



CASH FLOWING
WILLISTON
INVESTMENT PROPERTY



Commercial And Multi Family Property For Sale

PRICE REDUCED: Homestake Homes, Great Investment Opportunity | 1307 2nd Ave West, Williston, ND 58801

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	N/A
Building Size:	4,154 SF
Available SF:	
Lot Size:	
Price / SF:	-
Year Built:	2007
Zoning:	C-1 Commercial

PROPERTY OVERVIEW

Great Investment Opportunities With High Yields.
Great Tenants And Low Overhead Make This A Must See!

PROPERTY HIGHLIGHTS

- Prime Retail Location: On 2nd Ave, One of the Busiest Roads in All of Williston!
- High Quality Construction With Good Layouts
- Spaces Include: Streetside Building, 850 SF, Commercial Space, and Two Apartments
- New Commercial Space, 1652 SF Currently Leased to a Homebuilder
- Two Second Level Apartments: 826 SF. Each With Two Bedrooms And One Bathroom. Quality Interiors With Updates Throughout
- Opportunity to Increase Lease Rates and Length of Leases

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

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RENT ROLL

UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Streetside Building	850	\$30,600	20.46	\$36.00
New Commercial Space	1,652	\$39,648	39.77	\$24.00
Apartment 1	826	\$12,209	19.88	\$14.78
Apartment 2	826	\$12,209	19.88	\$14.78
	4,154	\$94,666		\$22.79

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ADDITIONAL PHOTOS



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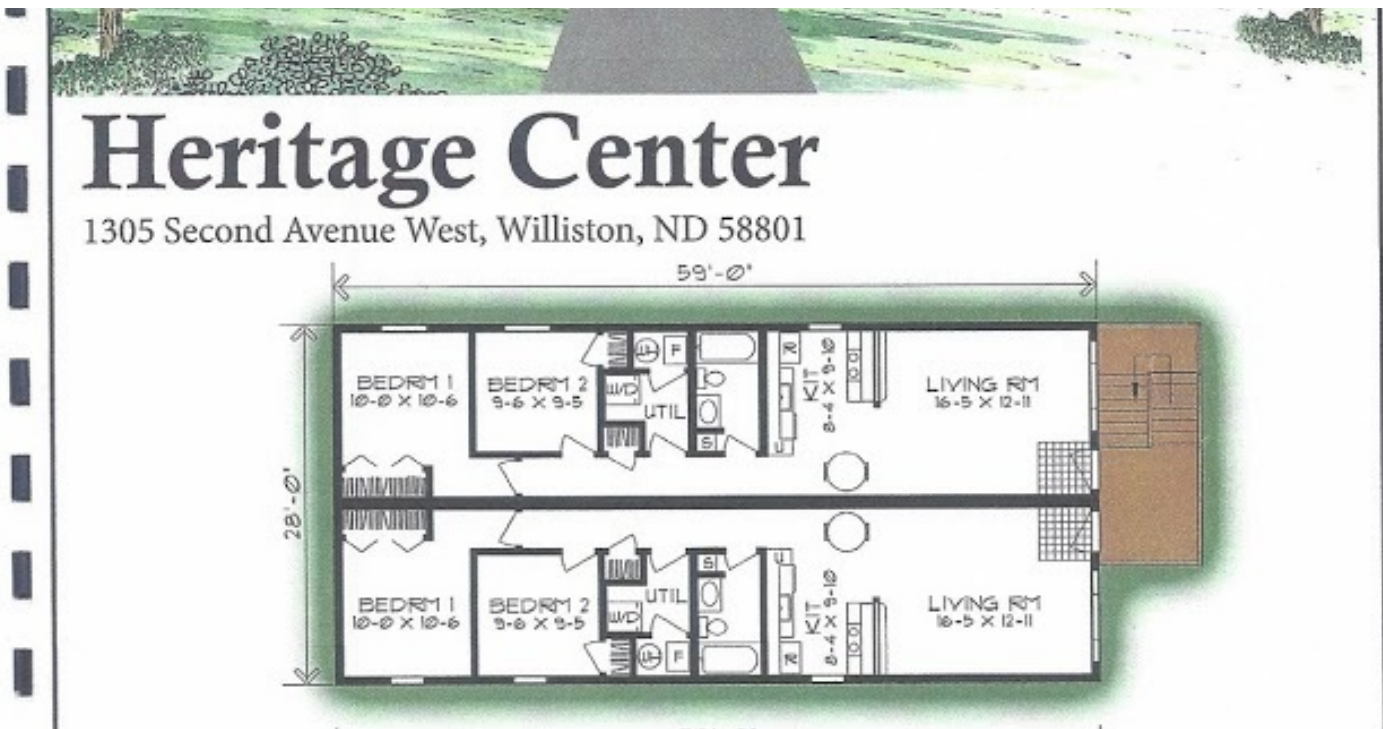
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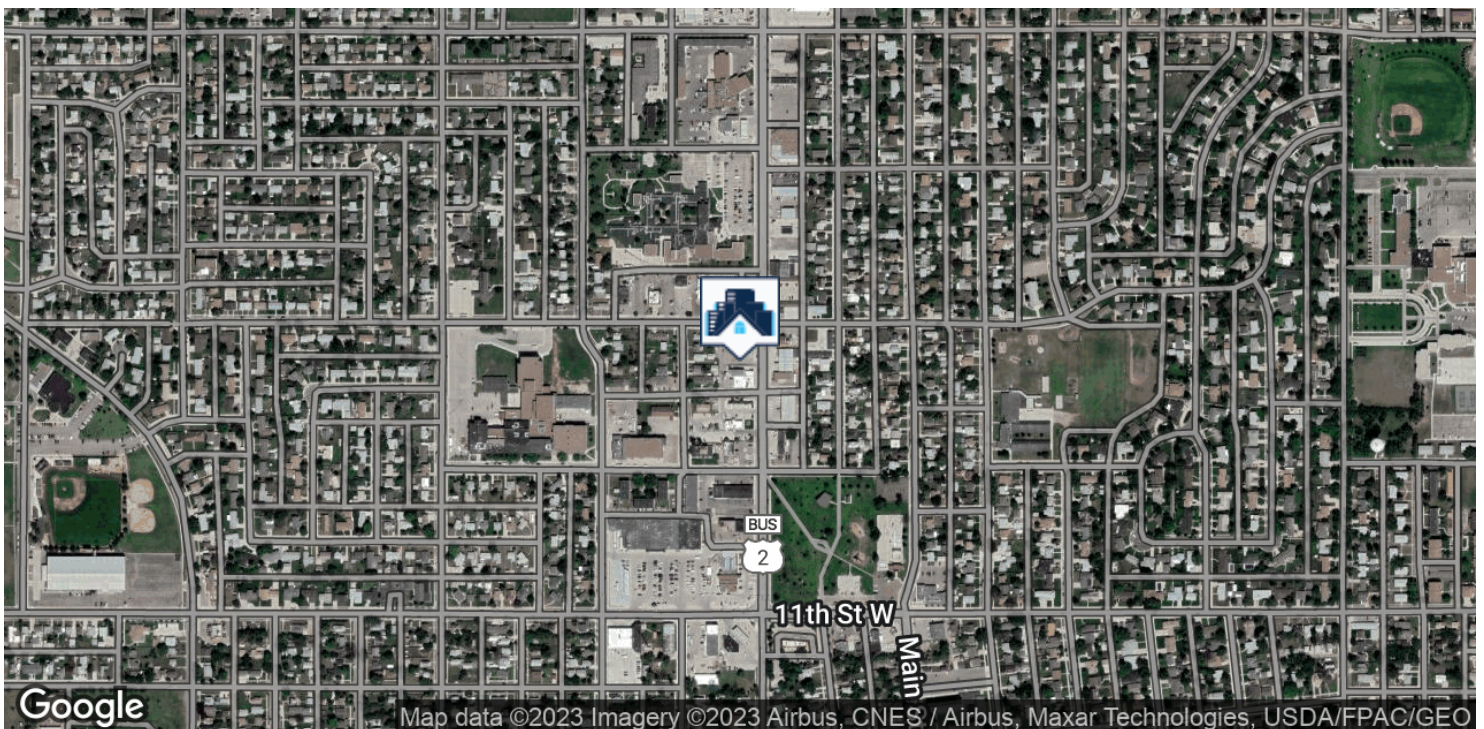
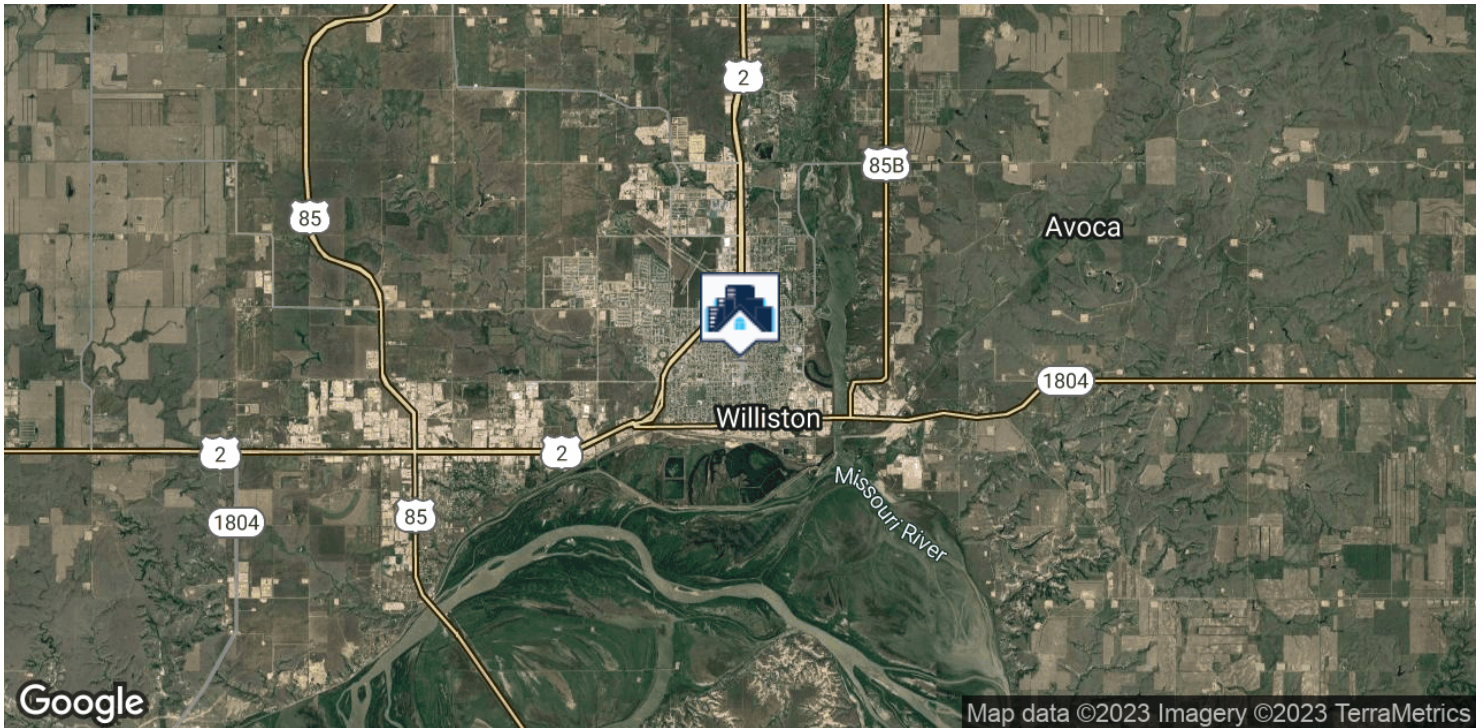
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LOCATION MAPS



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AERIAL MAPS



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RETAILER MAP



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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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