

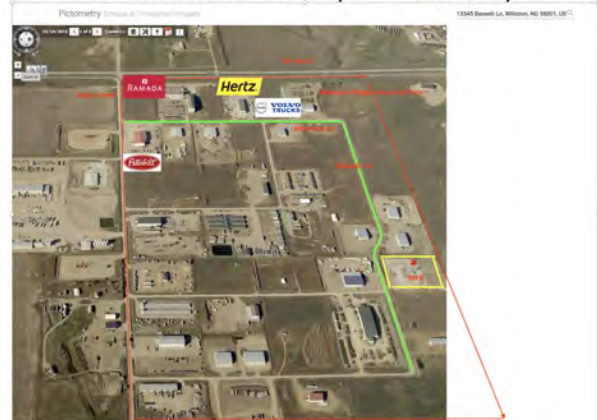
SHOP/OFFICE/YARD FOR SALE OR LEASE TO OWN

13545 BASSETT LN-AVAILABLE OCTOBER 2019

13545 Bassett Ln, Williston, ND 58801



13545 Bassett Lane, Williston, ND



OFFERING SUMMARY

SALE PRICE:	\$1,450,000
LOT SIZE:	5.01 Acres
YEAR BUILT:	2013
BUILDING SIZE:	8,250 SF
ZONING:	Light Industrial
MARKET:	Williston
SUBMARKET:	Missouri Ridge Business Park

PROPERTY OVERVIEW

8250 SF Industrial Shop & Office for Lease on 5 acres located just off of HWY 2 in the Missouri Ridge Commercial Park North of Williston, ND. North end of the Park, north of Peterbilt, the Ramada Williston and Hertz Truck Rentals.

PROPERTY HIGHLIGHTS

- +/- 8,250 SF (plus 1,250 SF of Mezzanine Space) In Floor, Radiant Heat
- 2 Drive-Thru Bays 115' Long
- +/- 1,250 SF Office Space
- 3 Private Offices
- Reception Area
- Conference Room
- Kitchen/Break Area
- 20' Clear Height
- In-Floor, Radiant Heat

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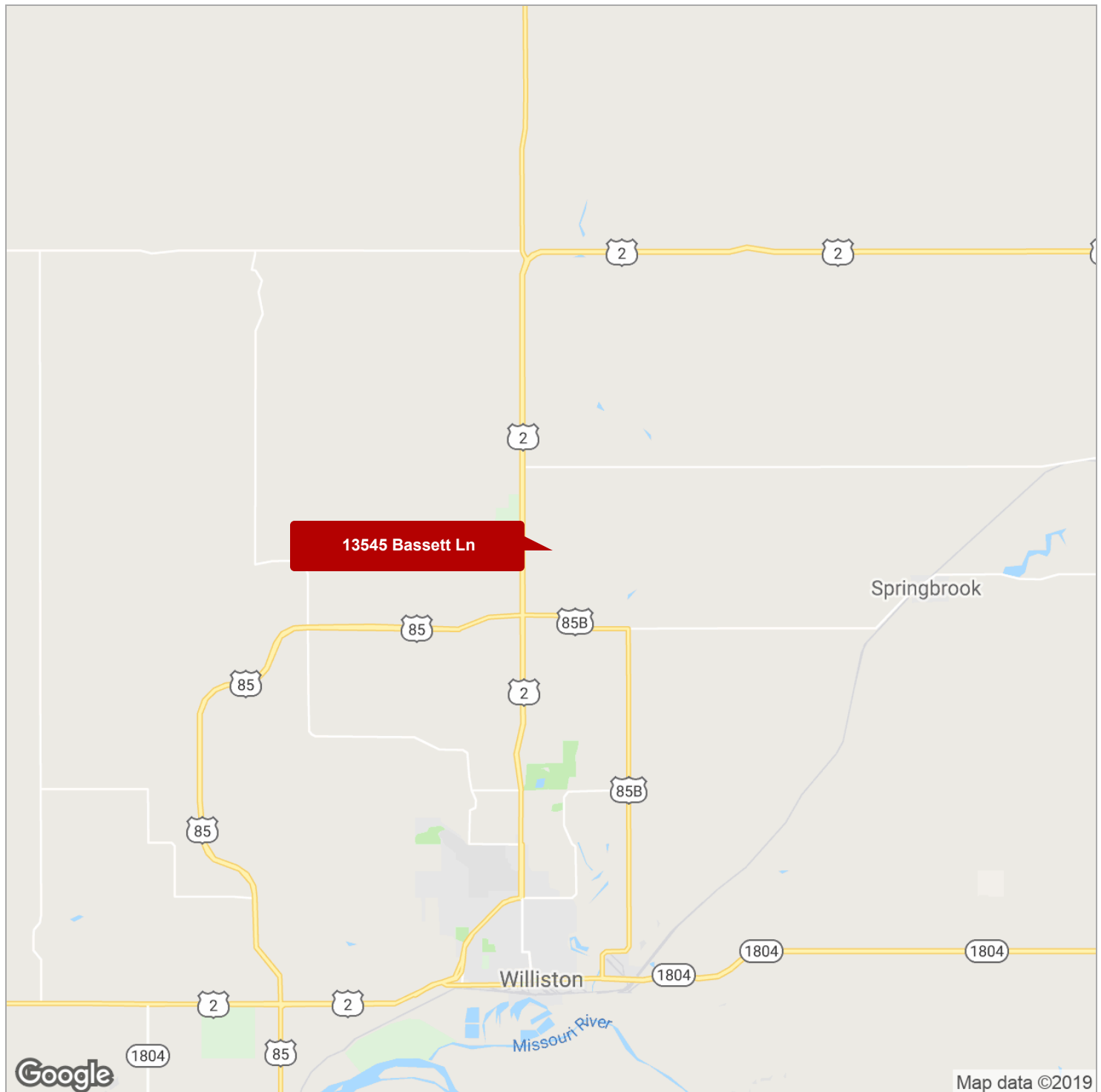
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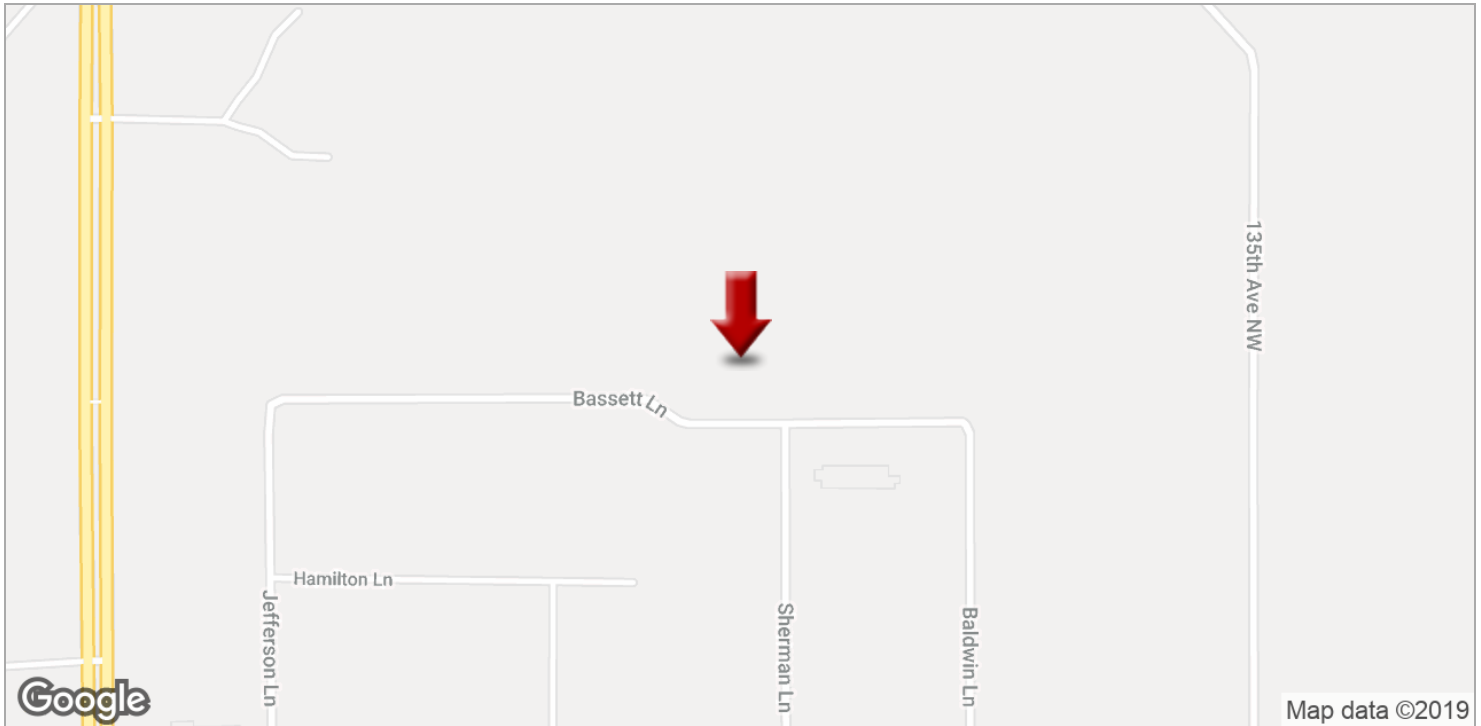
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Williams County Property Tax Information

46-155-01-28-05-005

Property Facts

<i>Property ID</i>	46-155-01-28-05-005	<i>Property Owner</i>	DEVELOPMENT COMPANY II LLC
<i>Property Address</i>	13545 BASSETT LANE WILLISTON, ND 58801	<i>Addressee</i>	DEVELOPMENT COMPANY II LLC
<i>Addition</i>	MISSOURI RIDGE COMMERCIAL PARK	<i>Owner Address</i>	5470 S HIGHLINE CIR GREENWOOD VILLAGE, CO 80121-1912
<i>Legal Description</i>	B 5 L 1 #843104	<i>Taxpayer</i>	DEVELOPMENT COMPANY II LLC
<i>Township</i>		<i>Taxpayer ID</i>	10114
<i>Range</i>		<i>Taxpayer Address</i>	5470 S HIGHLINE CIR GREENWOOD VILLAGE, CO 80121-1912
<i>Section</i>		<i>Property Type</i>	REAL
		<i>Number of Acres</i>	5.01000
		<i>School District</i>	Williams County SD #8
		<i>Fire District</i>	Williston Rural Fire District #1

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>
2018	180227677	1,031,000	132.37	6,823.68	0.00	6,823.68	0.00	0.00	0.00	0.00	0.00
2017	170227657	1,108,600	118.54	6,570.67	0.00	6,570.67	0.00	0.00	0.00	0.00	0.00
2016	160227641	1,169,400	130.74	6,727.03	0.00	6,727.03	1.00	0.00	0.00	0.00	0.00
2015	150253922	249,000	134.39	1,472.38	0.00	1,472.38	1.00	0.00	0.00	0.00	0.00
2014	140226757	270,600	130.88	1,558.33	0.00	1,558.33	51.00	0.00	0.00	0.00	0.00
2013	130126262	200,000	154.45	1,359.16	0.00	1,359.16	0.00	0.00	0.00	0.00	0.00
2012	1220217	1,844	217.13	19.97	0.00	19.97	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>
2018	180227677	6,823.68	0.00	0.00	0.00	0.00	341.18	6,482.50



Williams County Property Tax Information

	1/17/2019	6,482.50	0.00	0.00	0.00	0.00	341.18	12,874.46	
2017	170227657	6,570.67	0.00	0.00	0.00	0.00	328.53		6,242.14
	10/1/2017	6,242.14	0.00	0.00	0.00	0.00	328.53	42,164.30	
2016	160227641	6,727.03	0.00	0.00	302.72	0.00	0.00		7,029.75
	10/1/2017	6,727.03	0.00	0.00	302.72	0.00	0.00	42,164.30	
2015	150253922	1,472.38	0.00	1.00	132.51	147.24	0.00		1,753.13
	10/1/2017	1,472.38	0.00	1.00	132.51	147.24	0.00	42,164.30	
2014	140226757	1,558.33	0.00	51.00	140.25	342.84	0.00		2,092.42
	10/1/2017	1,558.33	0.00	51.00	140.25	342.84	0.00	42,164.30	
2013	130126262	1,359.16	0.00	0.00	1.02	0.00	0.00		1,360.18
	3/19/2014	713.56	0.00	0.00	1.02	0.00	0.00	714.58	
	12/30/2013	645.60	0.00	0.00	0.00	0.00	0.00	7,816.14	
2012	1220217	19.97	0.00	0.00	0.00	0.00	1.00		18.97
	12/28/2012	9.48	0.00	0.00	0.00	0.00	1.00	9.48	
	12/27/2012	9.49	0.00	0.00	0.00	0.00	0.00	9.49	

Assessment History

Year	Ag	Commercial		Residential		Payment		
	Land	Land	Building	Land	Building	Total	Specials	In Lieu
2019	0	276,800	654,700	0	0	931,500	0.00	0.00
2018	0	302,900	728,100	0	0	1,031,000	0.00	0.00
2017	0	325,700	782,900	0	0	1,108,600	0.00	0.00
2016	0	270,600	1,288,700	0	0	1,559,300	0.00	0.00
2016	0	270,600	898,800	0	0	1,169,400	0.00	0.00
2015	0	249,000	0	0	0	249,000	0.00	0.00
2014	0	270,600	0	0	0	270,600	0.00	0.00
2013	0	200,000	0	0	0	200,000	0.00	0.00
2012	1,844	0	0	0	0	1,844	0.00	0.00

CERTIFICATE OF OCCUPANCY

13545 BASSETT LN

13545 Bassett Ln, Williston, ND 58801



CERTIFICATE OF OCCUPANCY

The building located at 13545 Bassett Ln , Williston, ND 58801
has been inspected for compliance with the laws and ordinances of Williams County and is
hereby issued a Certificate of Occupancy.

Building Permit # 3778 Owner of Building: Catalyst Development (Bill Maly)

Owner Address 13545 Bassett Ln , Williston, ND 58801

Applicable Edition of Code: 2014 North Dakota State Building Code

Use of Building: Truck Repair Shop (S-1) Office (B)

A handwritten signature in black ink, appearing to read 'Doug Lalim', written over a horizontal line.

Doug Lalim
Building Official

1-22-2018

Completion Date



Williams County Development Services
Building Division

PO Box 2047 | 220 2nd Ave. E. | Williston, ND 58802-2047 | Phone 701.577.4567 | www.williamsnd.com

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DIRECTOR OF COMMERCIAL

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BACKGROUND

Michael Houge is a Director with KW Commercial-Minneapolis after contributing for over three years as Vice President with Transwestern Minneapolis, where he co-directed the Investment Sales Group (ISG).

Mr. Houge 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 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.

Mr. Houge has also earned the two most prestigious designations in the commercial real estate industry: Certified Commercial Investment Member (CCIM) and The Society of Industrial and Office Realtors (SIOR). Obtaining both designations is a rare feat, since only approximately 850 of the more than one million REALTORS hold both. Michael has served as the President of the Minnesota Dakotas Chapter of both organizations.

EDUCATION

B.A. University of Minnesota-Twin Cities Campus

CCIM Curriculum of the CCIM Institute

MEMBERSHIPS & ASSOCIATIONS

CCIM-Certified Commercial Investment Member
SIOR-Society of Office and Industrial REALTORS
NAIOP-National Association of Industrial and Office Parks
MNCAR-Minnesota Commercial Association of REALTORS
ICSC-International Council of Shopping Centers
MAR-Minnesota Association of REALTORS
NAR-National Association of REALTORS

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