

**9,000 SQ FT SHOP + 1,600 SQ FT WATER
STORAGE SHED & WATER DEPOT FOR SALE**

**601 MAIN ST SOUTH, WATFORD CITY, ND
58854**



**FORMER BASIC ENERGY
PROPERTY:
SHOP & WATER DEPOT
ON 6.68 ACRES**



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,500,000

Total Building Size: 10,600 SF
9,000 SF Main
Shop+1,600 SF

Lot Size: 6.68 Acres

Zoning: Agricultural

PROPERTY HIGHLIGHTS

- WATER= 120 Acre Feet of Approved and Perfected Water Rights, Providing Approximately 900,000 Barrels of Water/Year
- Building #1: +/- 9,000 SQ FT, +/- 6,750 SQ FT First Floor & +/- 2,250 SQ FT Second Floor
- Footprint: 6,750 SQ FT-Building Dimensions: 135' X 50'
- Second Floor Approximately 2,250 SQ FT, 45' X 50', Offices, Including Two Offices, Large Retail Counter, Break Room, and Two Bathrooms
- Shop Has Four Drive In Bays, 14' Tall Overhead Insulated Doors & Overhead Heaters
- Building #2: +/- 1,600 SQ FT Water Storage Facility: Dimensions: 80' X 20', With 5 Large Water Tanks & Electronic Dispensing Equipment
- Land: +/- 6.68 Acres, of Improved Scoria & Gravel Yard

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

ERIK PETERSON
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ND #9328 MT #65900



ADDITIONAL
PHOTOS



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ADDITIONAL PHOTOS

Industrial Property For Sale

Former Basic Energy Complex | 601 Main St South, Watford City, ND 58854



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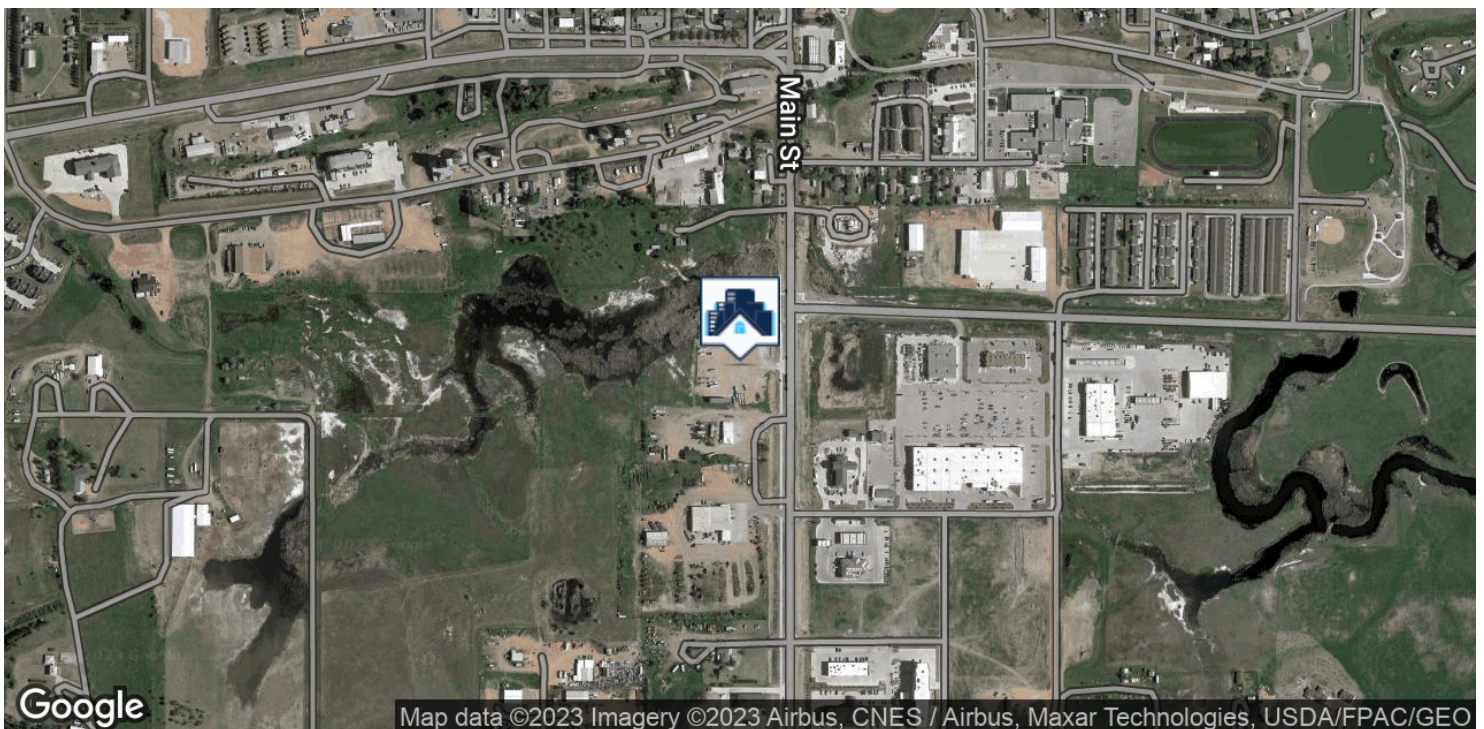
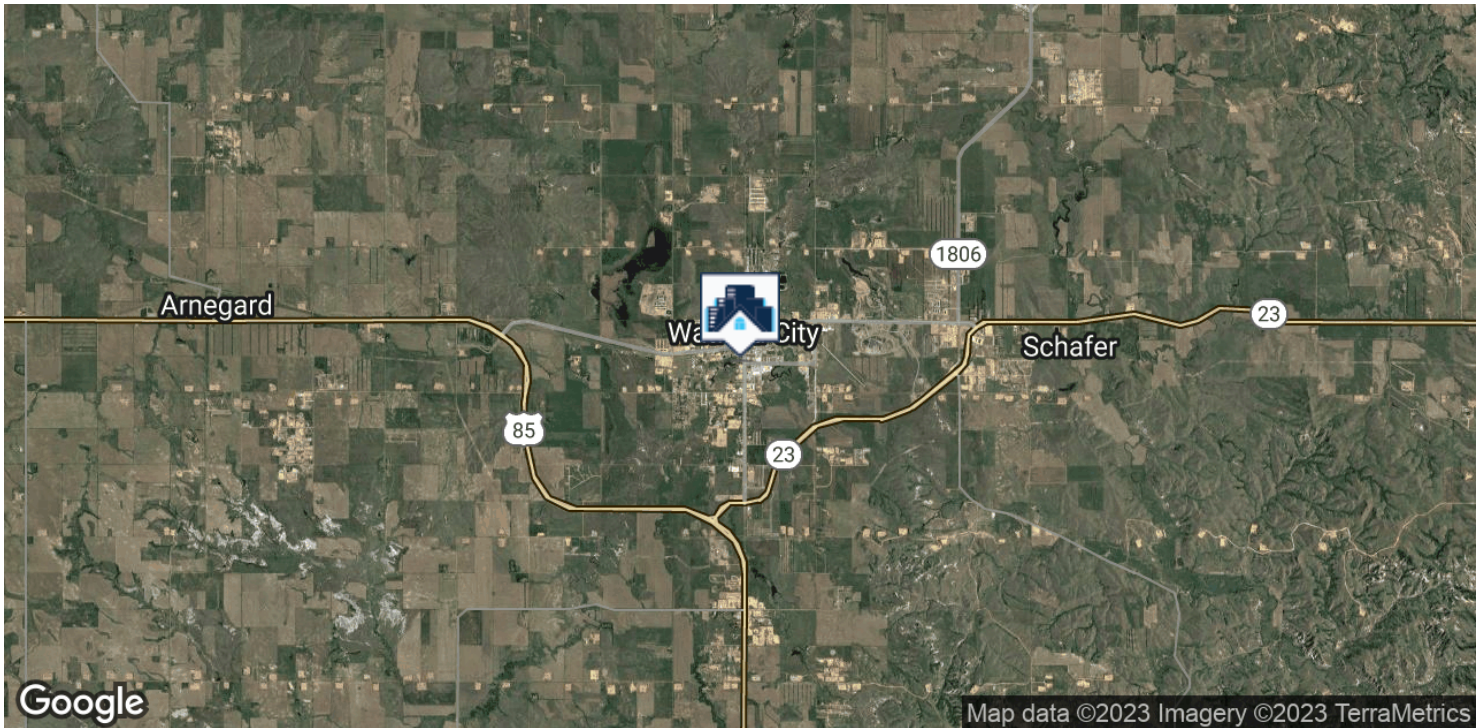


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LOCATION MAPS



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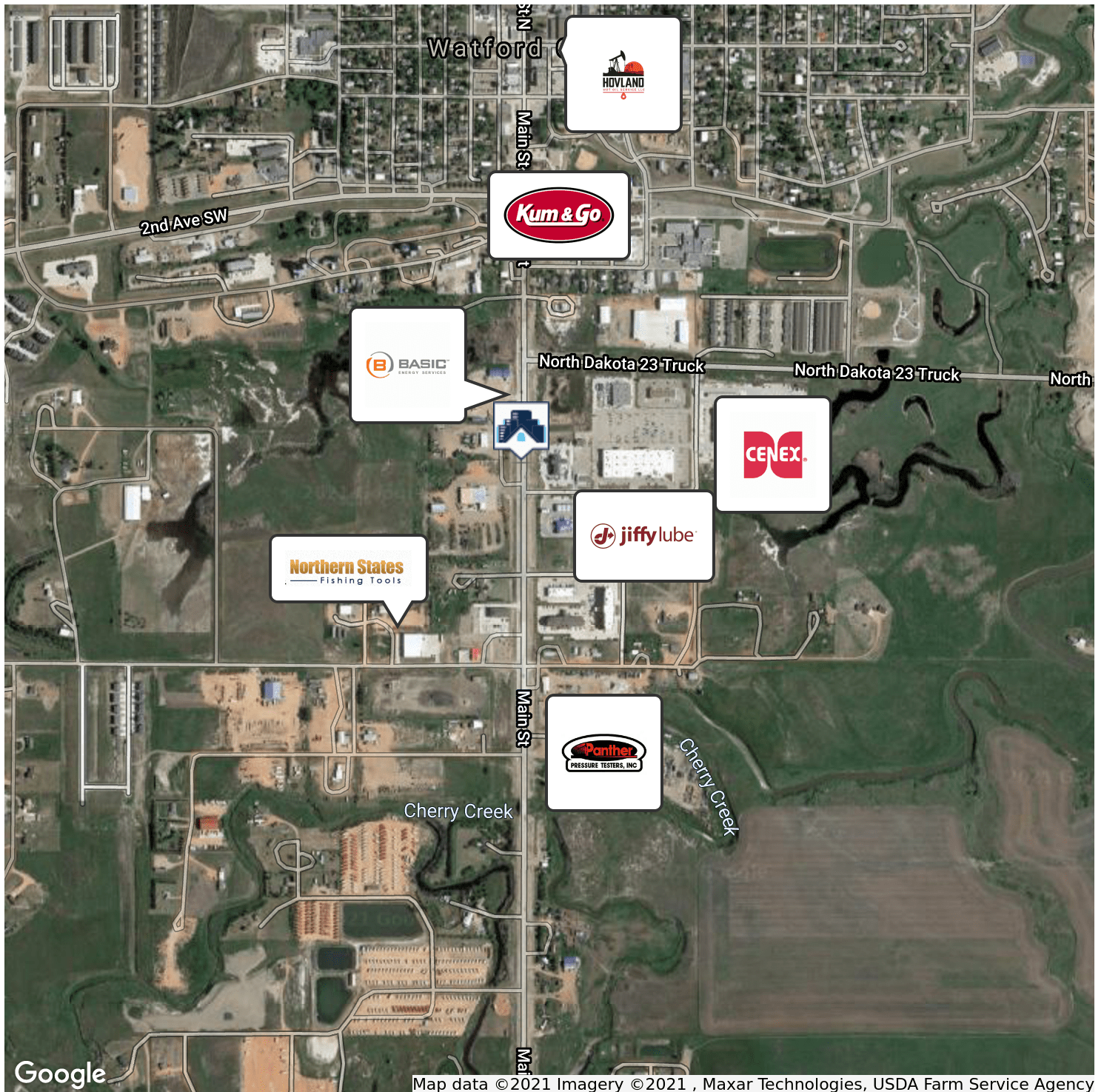


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RETAILER MAP



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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 \$50 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, for 2 ½ years, 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 90 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 and his wife Paula have four children, three girls and a boy, ages 25, 23, 19, and 16. When he is not working tirelessly to assist clients find property, 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

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)

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