

## QUALITY INVESTMENT PROPERTY FOR SALE

4490 SIMS STREET, DICKINSON, ND 58601



10,300 SQ FT SHOP W/  
OFFICES ON 1.8 ACRES  
IN NORTH DICKINSON



EXECUTIVE  
SUMMARY

## OFFERING SUMMARY

Sale Price:	\$899,900
Building Size:	10,300 SF
Lot Size:	1.8 Acres
Year Built:	1990
Renovated:	2017
Zoning:	Industrial

## PROPERTY OVERVIEW

Great Shop Located in Dickinson, ND. 10,300 SQ FT on 1.8 Acres. Large Finished Office Space with Upgrades Throughout. Shop has sought after Wash Bay and 2 Ton JIP Crane.

## PROPERTY HIGHLIGHTS

- 10,300 Sq Ft Industrial Shop (Dimensions: 165' x 55')
- SHOP FEATURES- Well Insulated= Spray Foam Walls
- 4 Total Bays, (Three Drive In Bays, + One Motorized Wash Bay)
- New Heat System Recently Installed. Wash Bay Has Overhead Radiant Heat.
- Office In Shop With Large Locker Area
- Floor Drains & JIP Crane, Bathroom, Washer And Dryer
- Two Fuel (Diesel) Tanks
- OFFICE FEATURES: Reception Area, Two Large Offices, Conference Room Bathroom, and Kitchen Area
- 6' x 20' Storage Room & Basement Storage
- Recent Upgrades Throughout: Including Heating System

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

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ADDITIONAL  
PHOTOS



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## ADDITIONAL PHOTOS



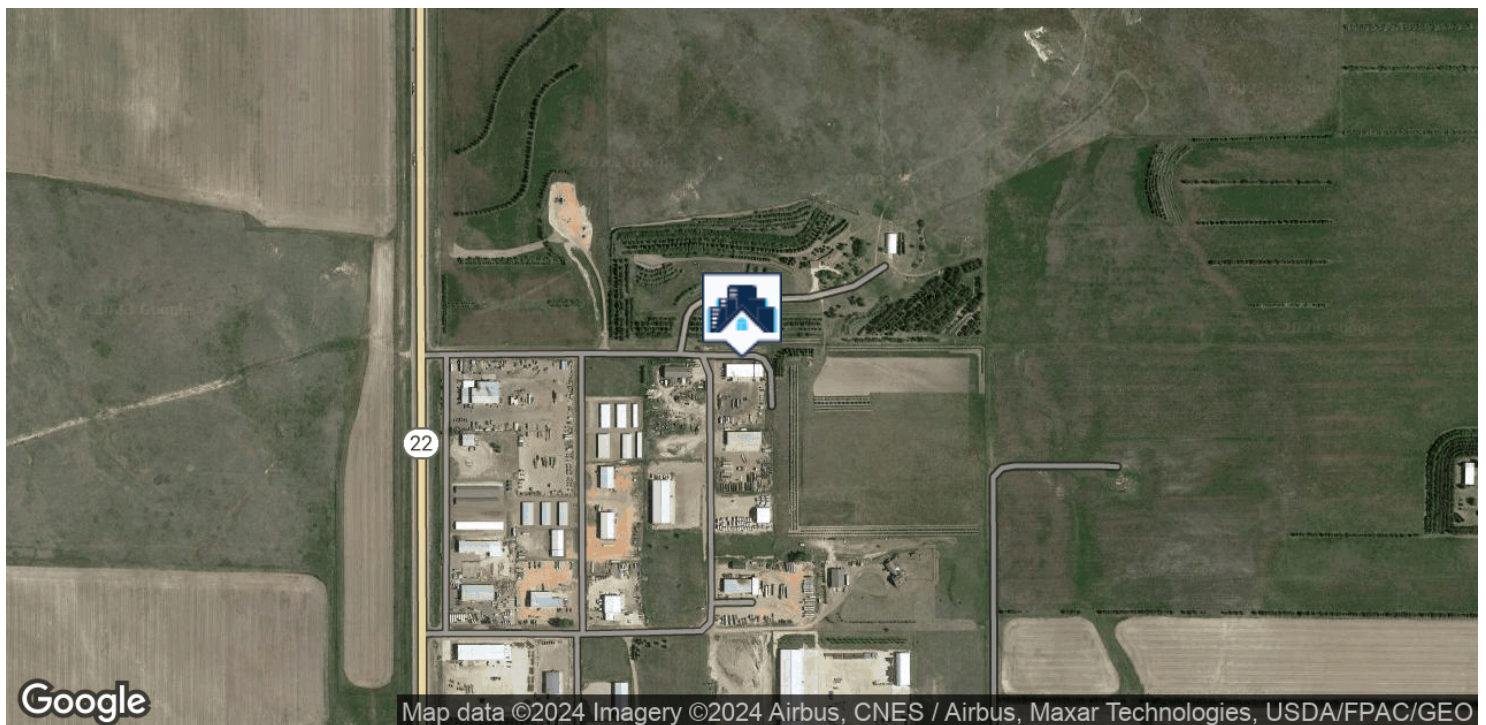
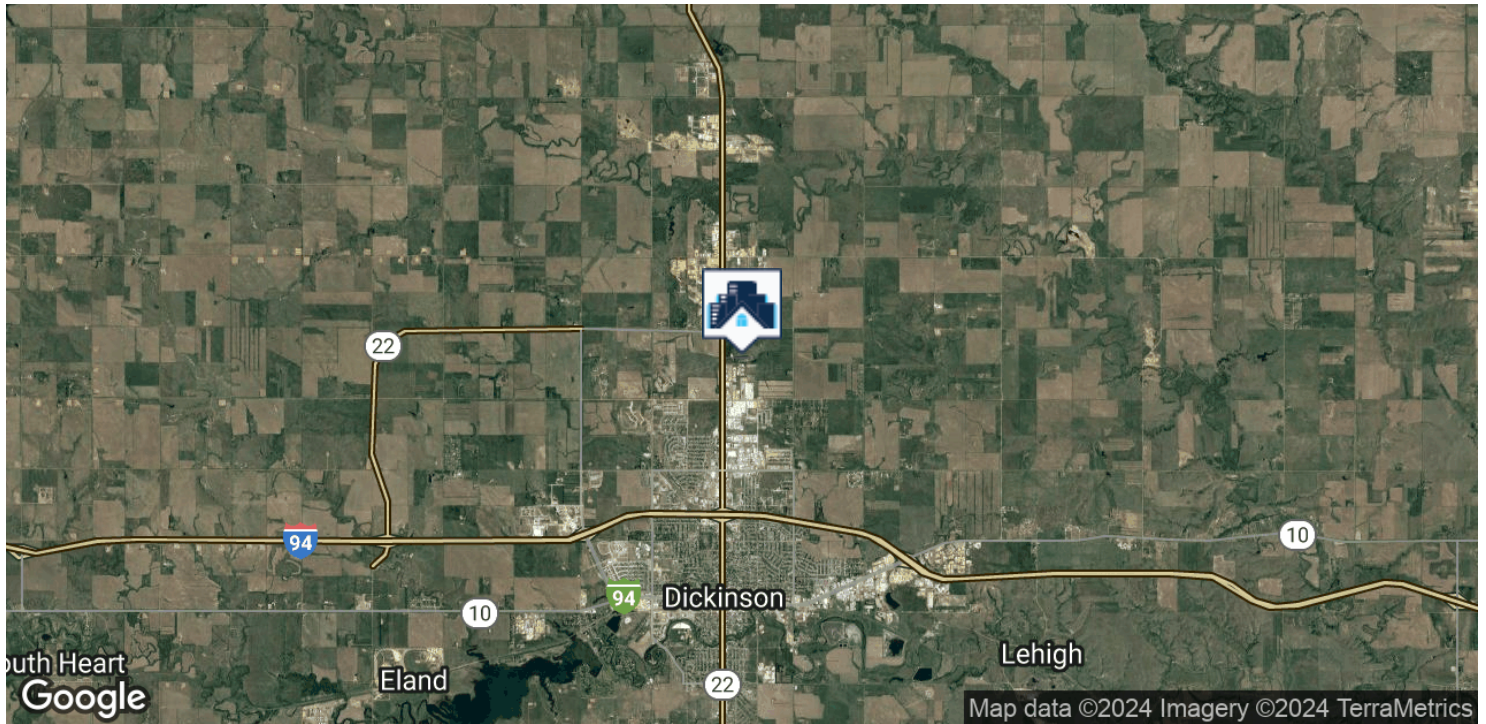
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## LOCATION MAPS



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## AERIAL MAPS



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## RETAILER MAP



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## ADVISOR BIO



### ERIK PETERSON

Owner/Broker

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 \$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 (Major Cum Laude) - Eastern Oregon University 2008 CPA

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