

TRUCKING SHOP FOR SALE

13022 20TH STREET NW, ARNEGARD, ND 58835



10,000 SQ FT SHOP IN
SOUTH WATFORD ON 30
ACRES WITH APPROVED
HOUSING!



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call For Pricing
Building Size:	10,000 SF
Lot Size:	30 Acres
Year Built:	2012
Zoning:	Commercial

PROPERTY OVERVIEW

10K SQ FT Shop, 5 Trailers and 30 Acres! Or Perfect For a Trucking Company Who Needs Housing!

PROPERTY HIGHLIGHTS

- Shop Dimensions: 80' X 100' Additional Office Build-out= 2,000 SQ FT
- 3 100' Drive Through Bays With Six 16 Ft Electric Overhead Insulated Sectional Doors
- One Bay Is a Waterproofed Wash Bay W/ Commercial Propane Heated Pressure Washer
- Dual-boiler Radiant Floor Heat, Two 40' Floor Drains, Sand/Oil Separator, Outside Tank for Wash Bay Water Collection & Removal
- 6 Offices With CAT 5 Wired and Fiber to Property, Retail Store Front, Kitchen/Break Room With Shower
- Five Approved 5 Bedroom, 2 Bath Trailers On Site
- Electric: 800 Amp Service To Shop, 400 Amp Service to 20 30 Amp Truck Plugins, 400 Amp Service to 12
- 4 200 Amp Services to Other Outlets, & Lighting for the five acres.

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

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Erik@ProvenRealtyND.com

ND #9328 MT #65900

LUCAS NATWICK

701.580.0564

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ND #10666



ADDITIONAL
PHOTOS



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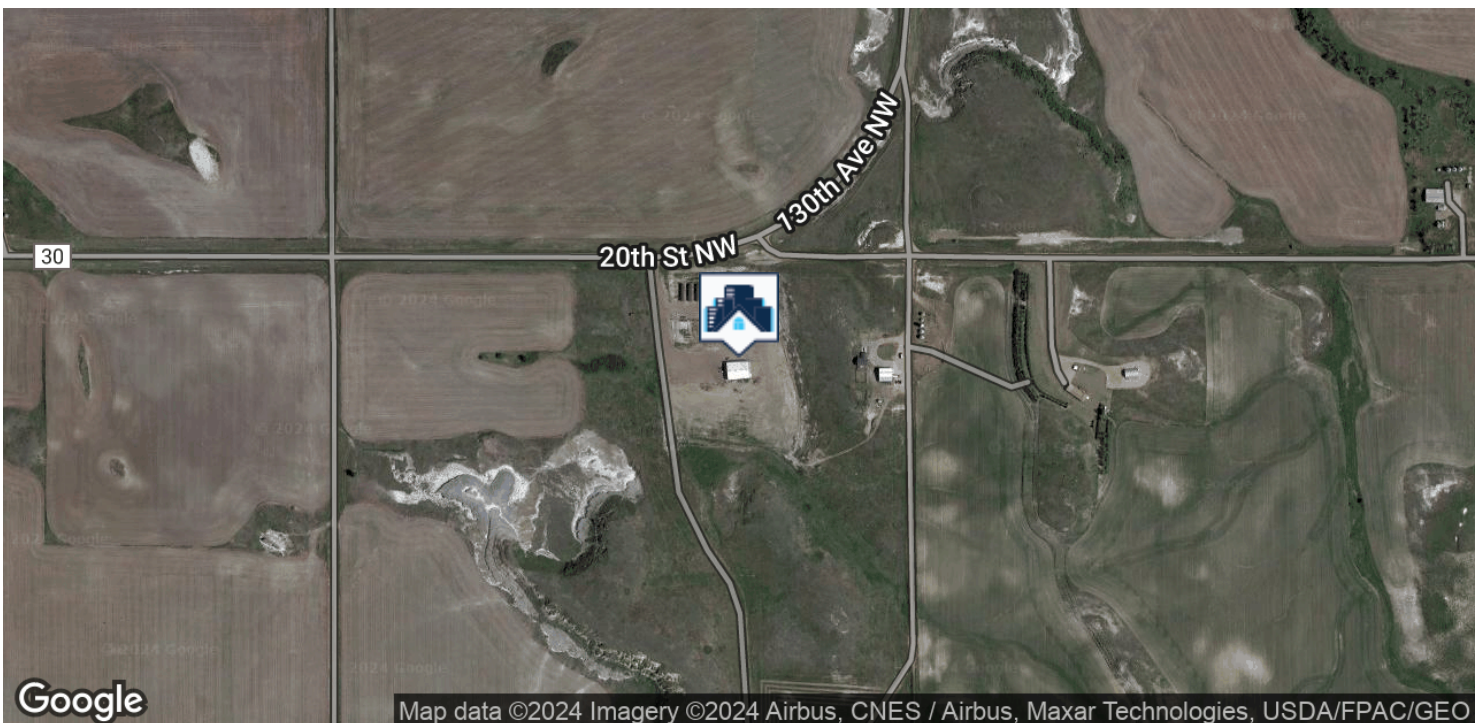
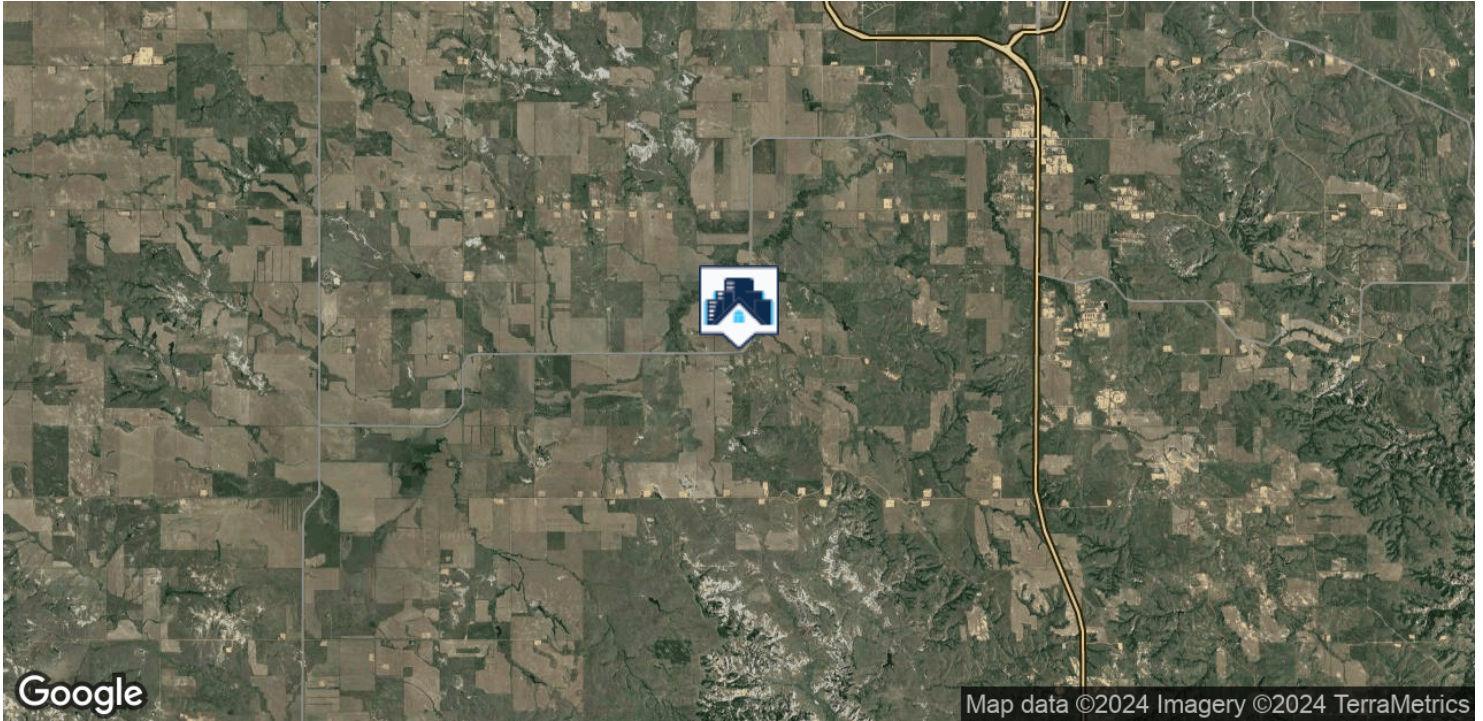
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LOCATION MAPS



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AERIAL MAPS



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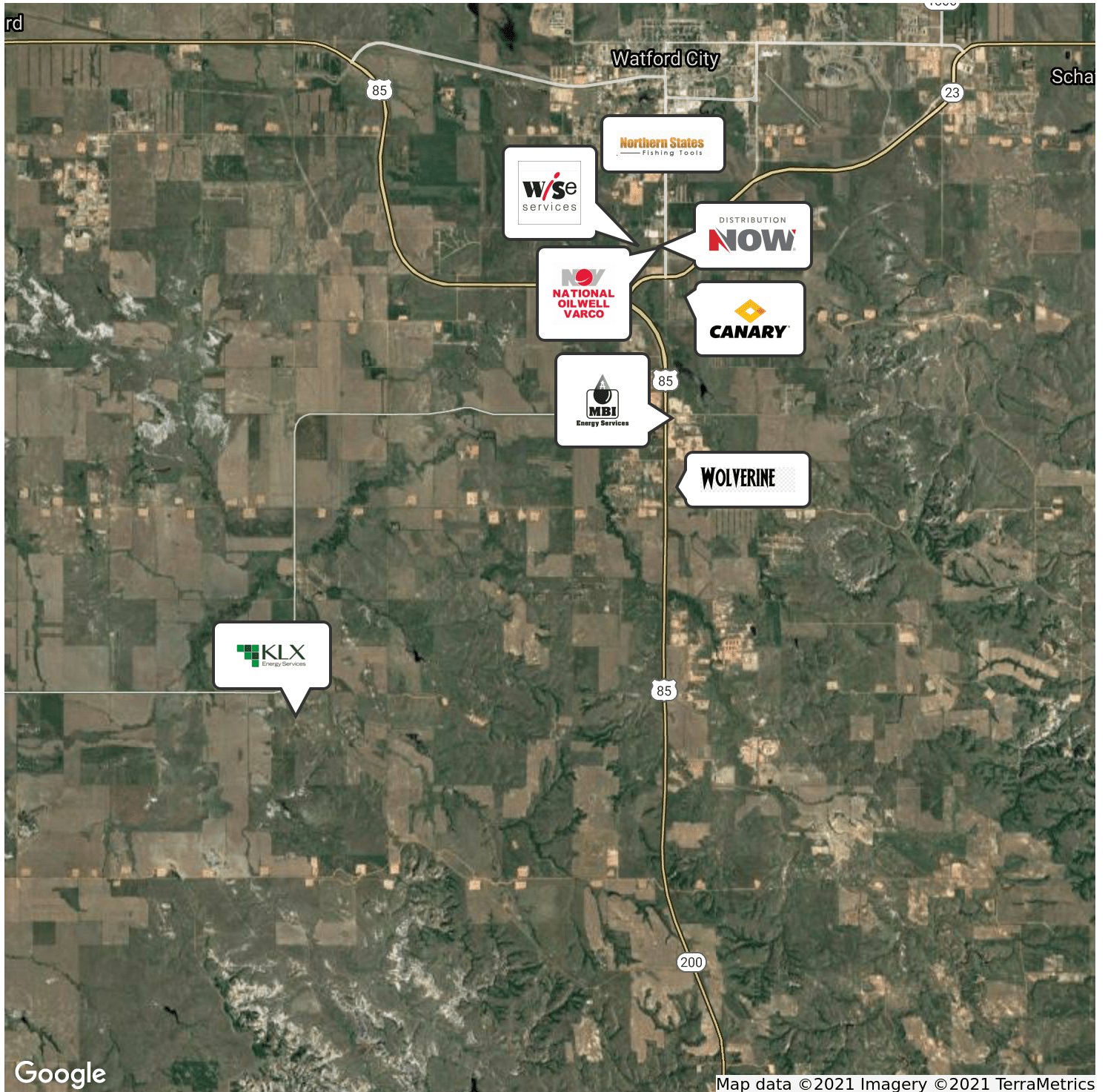
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RETAILER MAP



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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 \$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

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

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

NCREA (National Commercial Real Estate Advisor)

Proven Realty brokered by eXp Realty

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AGENT BIO



Real Estate License #10666

Contact

Office: (701) 580 0564

Email: Lucas@ProvenRealtyND.com

LUCAS NATWICK DIRECTOR OF SALES AND RECRUITING

Born and Raised in Williston, Lucas has many lifetime connections throughout the Bakken. As a graduate of Williston State College, Lucas studied Real Estate and Business Management before entering the Oil and Gas Industry. Like many in that industry, he was let go during the oil crash of 2020 and decided it was time to put his education in Real Estate to work. Since entering Real Estate full time Lucas has closed over \$20 Million in local real estate transactions.

When away from Real Estate, Lucas enjoys spending his time hunting, refereeing High School football games, spending time with his family and volunteering on local nonprofit boards. Lucas currently serves on the Board of Directors for Upper Missouri Ministries and the Williston Board of Realtors, while previously serving on the Board of the Williston Moose Lodge.

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