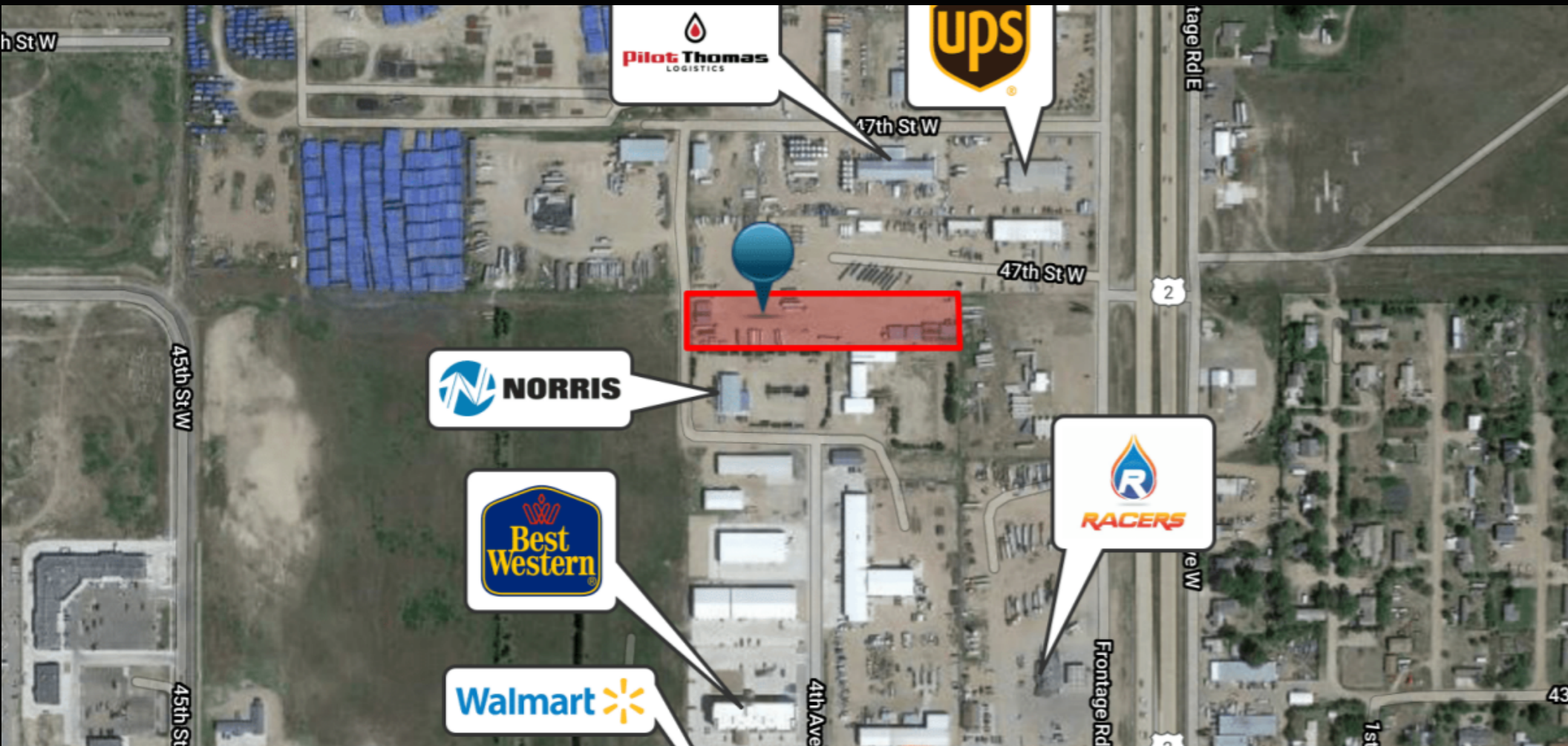


FOR SALE OR  
LEASE

## ±2.51 Acre Stabilized & Fenced Lot

4607 2ND AVE W, WILLISTON, ND 58801



FOR MORE INFORMATION:

**JEFF LUNNEN**

701.428.1243

[jeff@lunnen.com](mailto:jeff@lunnen.com)



30220 Rancho Viejo Road Suite A  
San Juan Capistrano, CA 92675

701.428.1243

[www.lunnenorthdakota.com](http://www.lunnenorthdakota.com)

**FOR SALE OR  
LEASE**

# 4607 2nd Ave W, Williston, ND 58801

PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- +/- 2.51 Acres
- Stabilized & Fenced Yard
- Light Industrial Zoning
- Water, power & sewer stubbed to lot
- Several truck plugins
- Well stabilized with class 5 aggregate
- Available for sale or lease
- Seller financing may be available
- Prime location

## OFFERING SUMMARY

Sale Price:	Subject to Offer
Lease Rate	Negotiable NNN
Lot Size:	+/- 2.51 Acres



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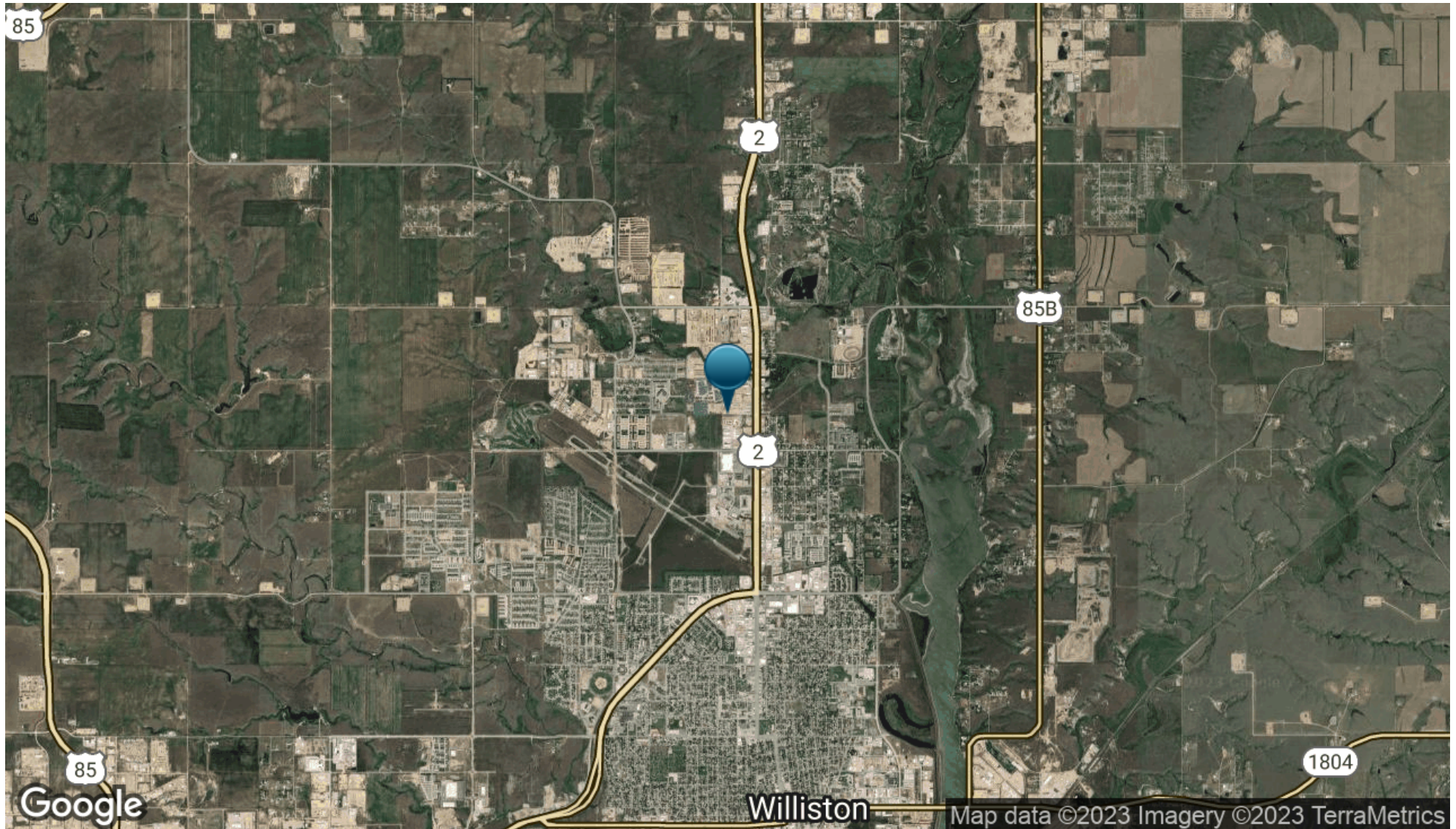
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LOCATION MAPS



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RETAILER MAP



Google

Map data ©2023 Imagery ©2023 , Maxar  
Technologies, USDA/FPAC/Geo



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FOR SALE

4607 2nd Ave W, Williston, ND 58801

ADVISOR BIO 1



**JEFF LUNNEN**

Managing Principal & Broker

jeff@lunnen.com

Direct: 701.428.1243

ND #9171 // CalDRE #01716571

**PROFESSIONAL BACKGROUND**

Lunnen Real Estate Services Inc. is a multi-state Real Estate Development, Brokerage & Investment Company with a 35-year tradition of successful development of over 2 million square feet of creative office, industrial, residential and retail developments. The company has had a hand in the development of over 13,000 acres in Colorado, Utah, California and North Dakota.

Jeff Lunnen has more than 20 years of experience in commercial real estate brokerage, development, investment and consulting. He specializes in the analysis, marketing, and disposition of industrial, retail, office, multifamily, land & self-storage owned by both private individuals and community & national banking institutions.

Using his experience and insight into the marketing and disposition processes Jeff has successfully transacted over \$700 million in sales and leasing consideration, Jeff has been involved in over \$450 million in real estate transactions in the Bakken oil fields, entitled and developed 5 industrial parks and built over 500,000 SF of industrial space for lease & sale.

Jeff is a licensed Real Estate Broker in the States of both California & North Dakota, licensed by FINRA, and is a CA Registered Securities Agent. He holds a Bachelor's Degree in Business Administration & Public Administration from Arizona State University and industry-leading Light Construction and Development Management Certificate (LCDM) from the University of California Irvine.

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