

8,000 SQ FT SHOP+HOUSING FOR SALE

10280 3W ST SW, KILLDEER, ND 58640



8,000 SQ FT SHOP
WITH 4,000 SQ FT
HOUSING AND OFFICE
SPACE!



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$1,200,000
Square Footage	8,000 SF
Lot Size:	4.6 Acres
Year Built:	2012
Zoning:	Commercial

PROPERTY OVERVIEW

Commercial Property: Located right off of HWY 200! 8,000 SQ FT Shop with fenced and stabilized yard on 4.6 Acres!

PROPERTY HIGHLIGHTS

- Two 14' Drive Through Bays
- One 14' Wash Bay
- Office Space
- Approved Housing, With 9 bedrooms, Laundry Room, Full Kitchen, +Living area
- Full Bathroom with 3 shower stalls and toilets stalls
- Propane Overhead Heat
- Fire Suppression System
- Two Plumbed in Power Washers
- Outdoor Truck Plugs
- Security System

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

ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900



ADDITIONAL
PHOTOS



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

ERIK PETERSON
701.369.3949
Erik@ProvenRealtyND.com
ND #9328 MT #65900



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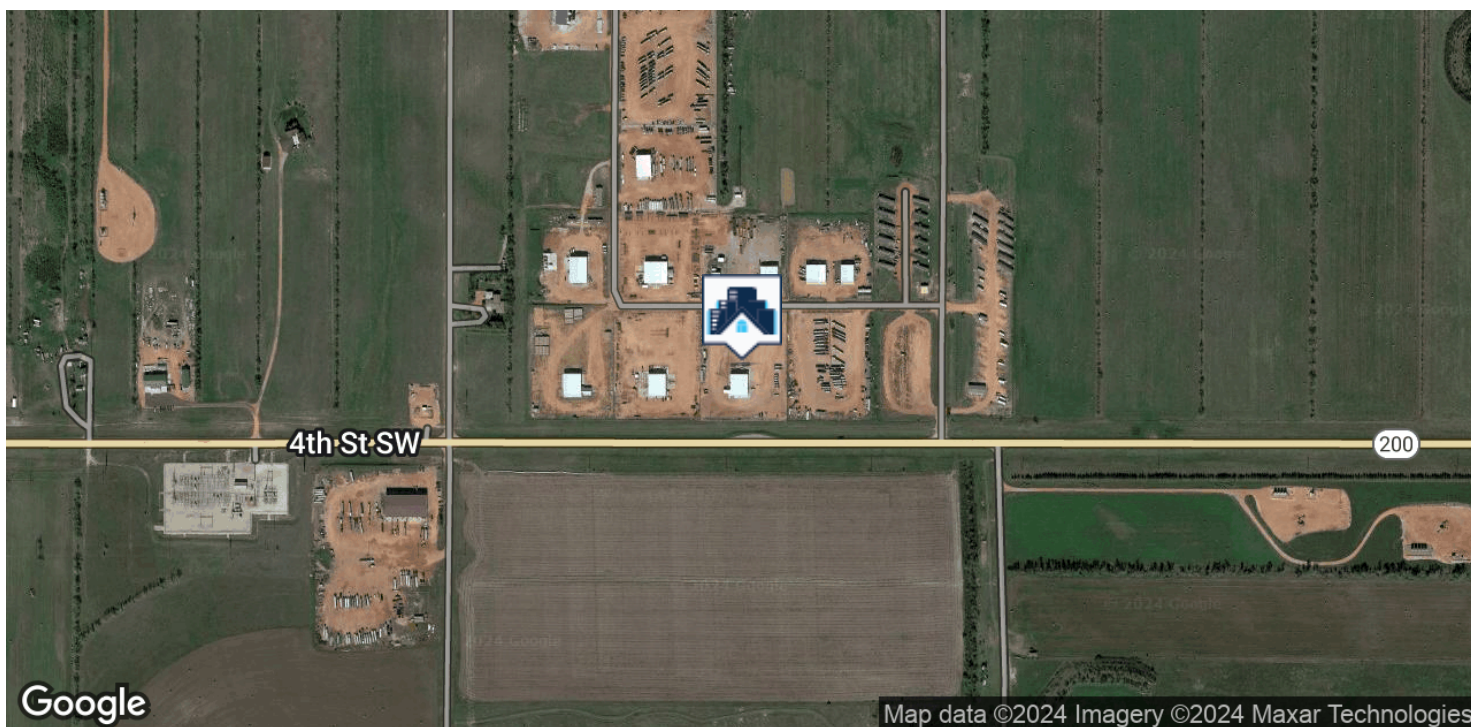
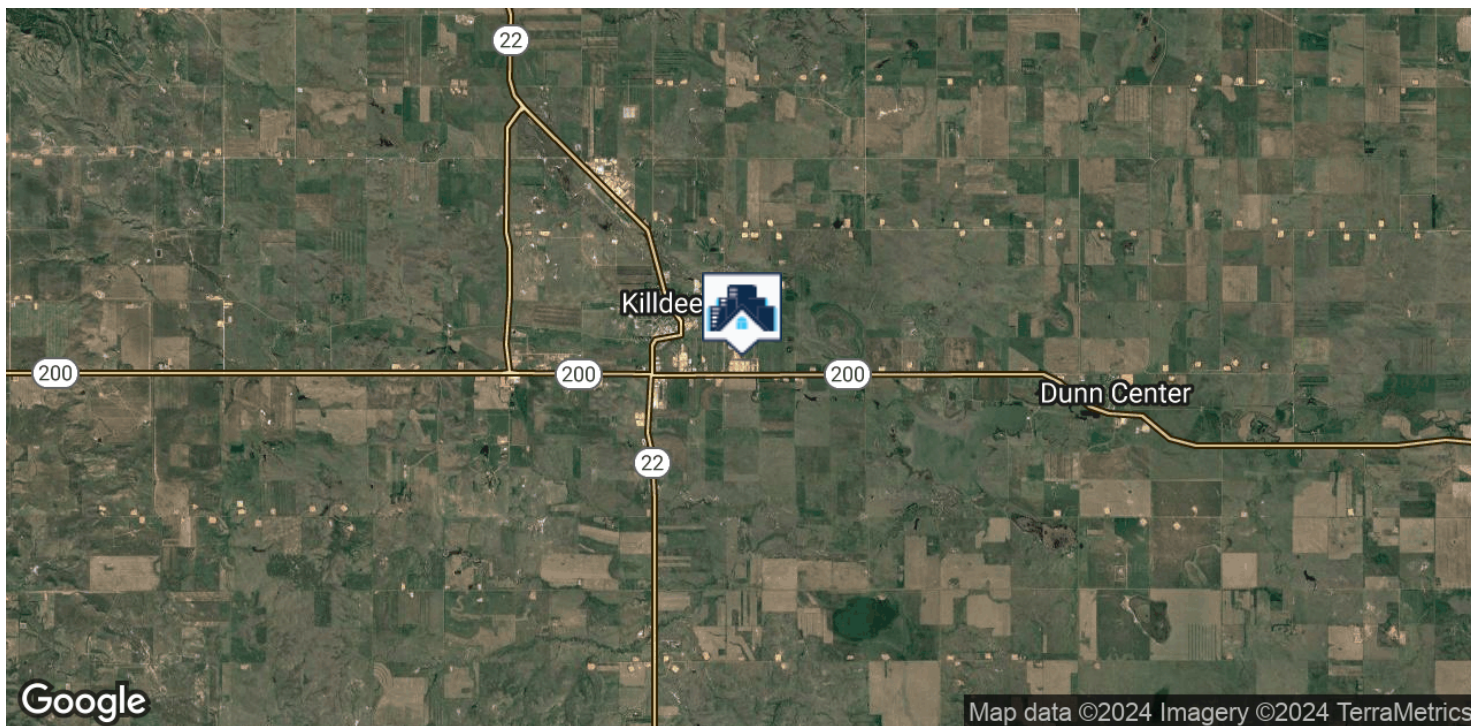


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LOCATION MAPS

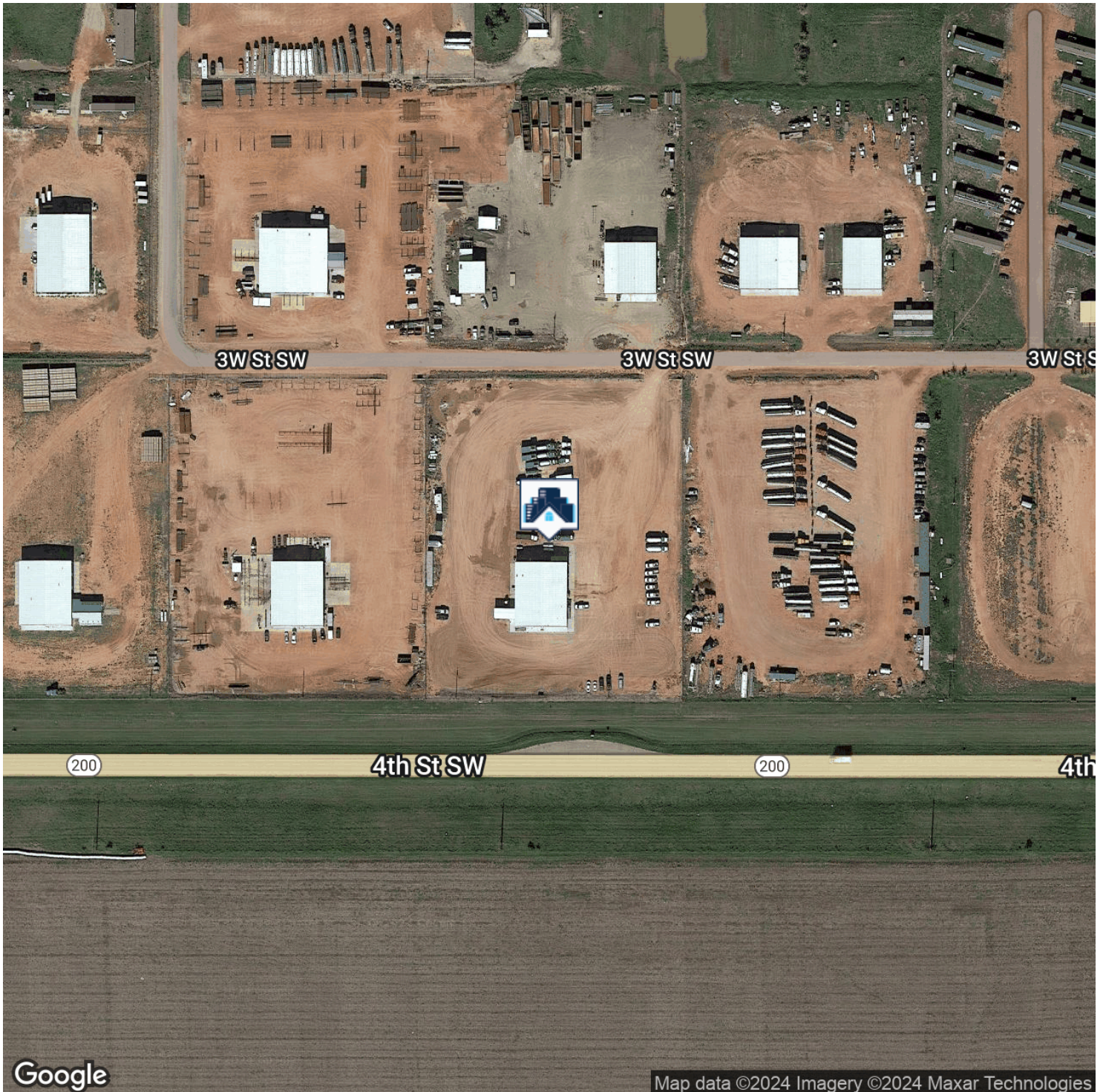


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AERIAL MAPS



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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.

Proven Realty brokered by eXp Realty

3210 27th St West Suite 207A

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