

SHOPKO HOMETOWN-STANLEY

702 Westview Lane, Stanley, ND 58784



OFFERING SUMMARY

SALE PRICE:	\$3,195,000
AVAILABLE SF:	26,004 SF
LOT SIZE:	2.53 Acres
YEAR BUILT:	2016
BUILDING SIZE:	26,000 SF
ZONING:	Commercial
MARKET:	Stanley-ND
PRICE / SF:	\$122.88

PROPERTY OVERVIEW

HUGE PRICE REDUCTION!!!! Almost new Shopko Hometown store. Shopko's loss can be your gain. 26,004 SH on +/-2.5 acres. Ready to open your Stanley Location?

PROPERTY HIGHLIGHTS

- Average HH Income \$74,795 3-Mile
- \$9.95 PSF/Yr NNN
- Large paved parking area
- Great Visibility
- Very well-constructed
- Drive-thru window

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
O: 701.645.1057
C: 612.701.7454
michaelhouge@kw.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

SHOPKO HOMETOWN STANLEY

702 Westview Lane, Stanley, ND 58784



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
O: 701.645.1057
C: 612.701.7454
michaelhouge@kw.com
ND #7909 - MN #86083

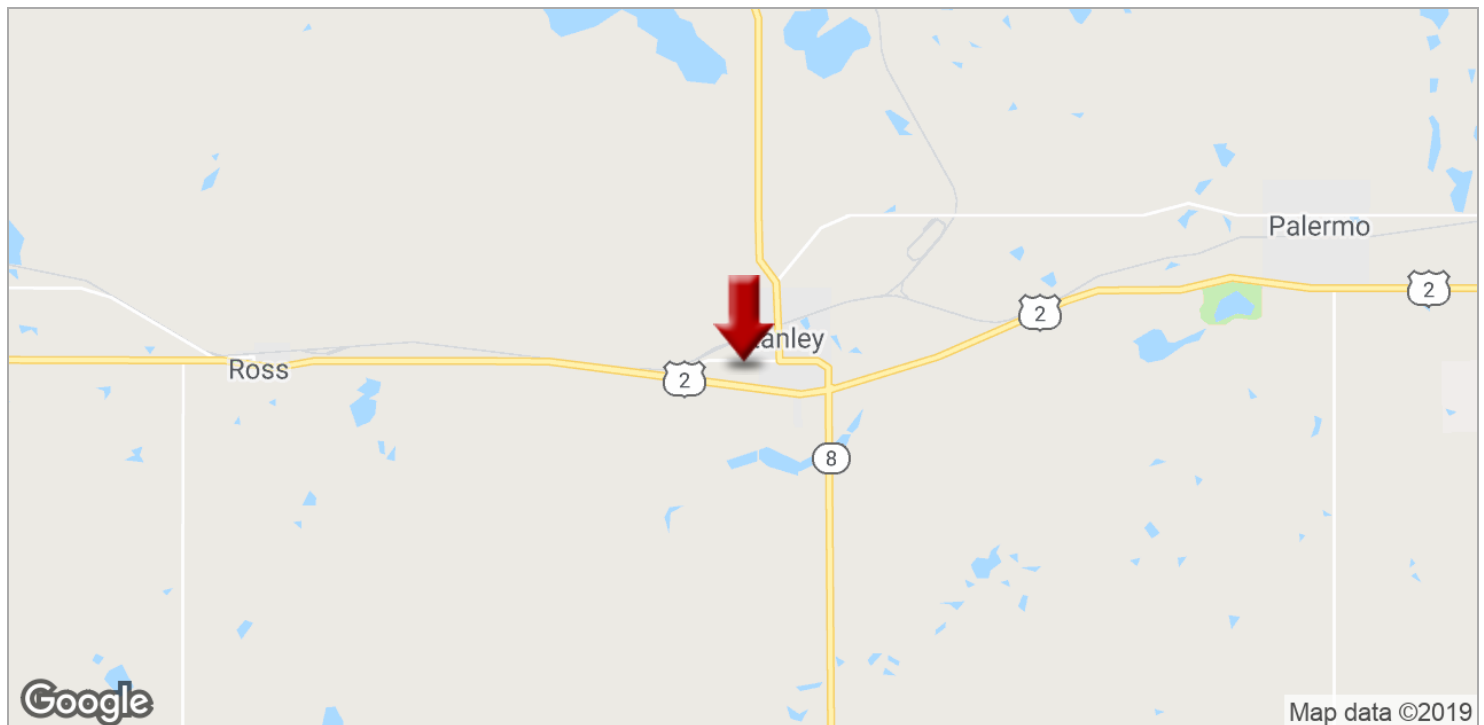
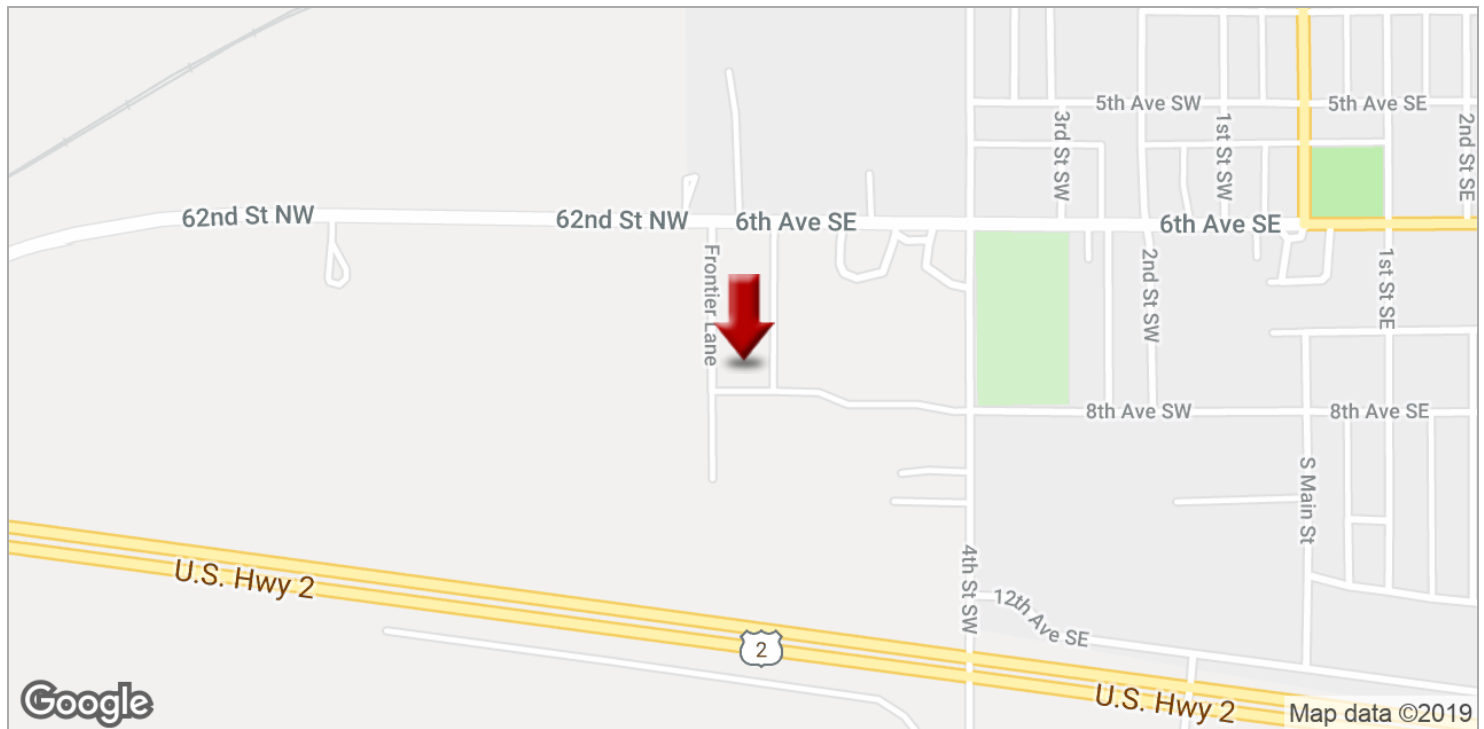
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

SHOPKO HOMETOWN STANLEY

702 Westview Lane, Stanley, ND 58784



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
O: 701.645.1057
C: 612.701.7454
michaelhouge@kw.com
ND #7909 - MN #86083

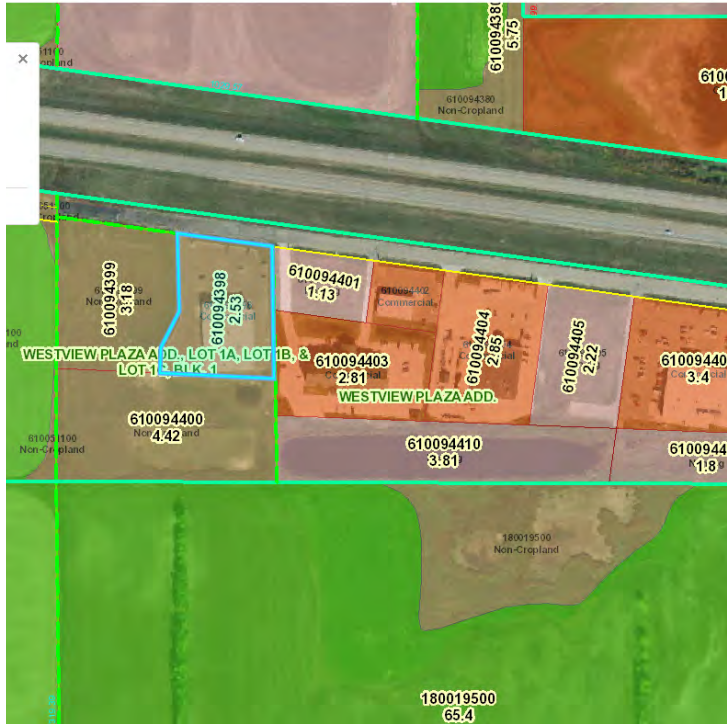
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

SHOPKO HOMETOWN STANLEY

702 Westview Lane, Stanley, ND 58784



Imagery



INVESTMENT OFFERING

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

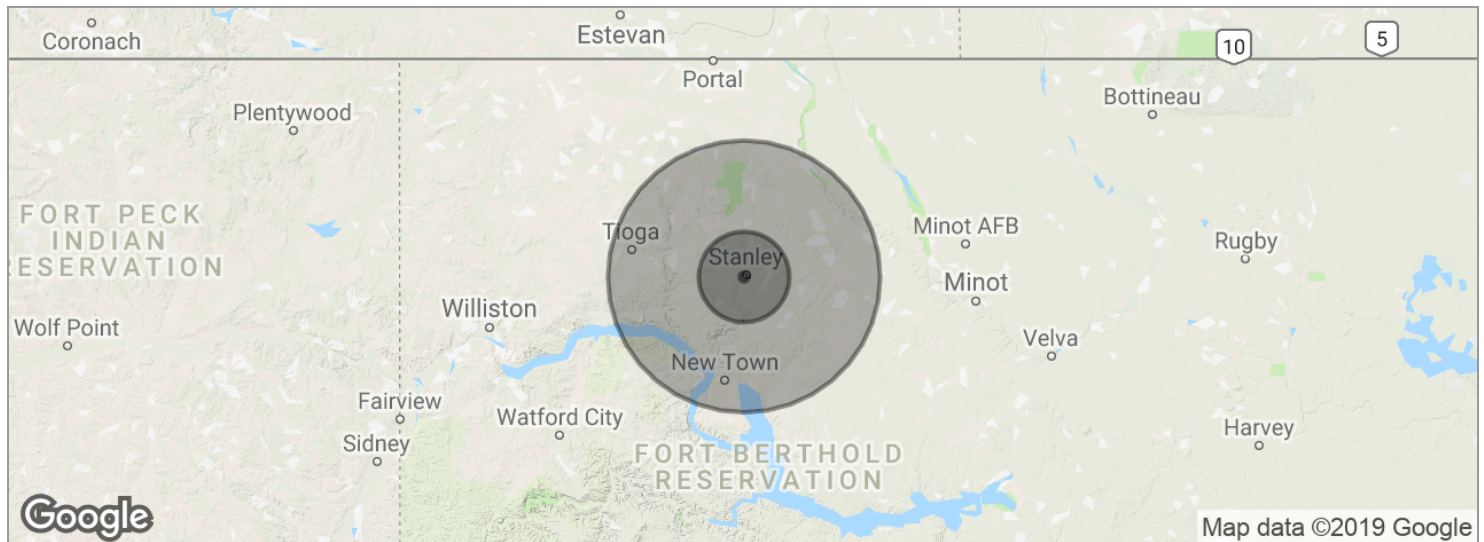
MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
O: 701.645.1057
C: 612.701.7454
michaelhouge@kw.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

SHOPKO HOMETOWN STANLEY

702 Westview Lane, Stanley, ND 58784



POPULATION	1 MILE	10 MILES	30 MILES
Total population	7	730	8,140
Median age	45.5	43.6	41.2
Median age (male)	38.3	36.7	36.9
Median age (Female)	50.7	48.6	44.6

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	3	311	3,376
# of persons per HH	2.3	2.3	2.4
Average HH income	\$77,887	\$75,132	\$67,276
Average house value	\$115,202	\$90,001	\$87,742

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
O: 701.645.1057
C: 612.701.7454
michaelhouge@kw.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

SHOPKO HOMETOWN STANLEY

702 Westview Lane, Stanley, ND 58784



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
O: 701.645.1057
C: 612.701.7454
michaelhouge@kw.com
ND #7909 - MN #86083

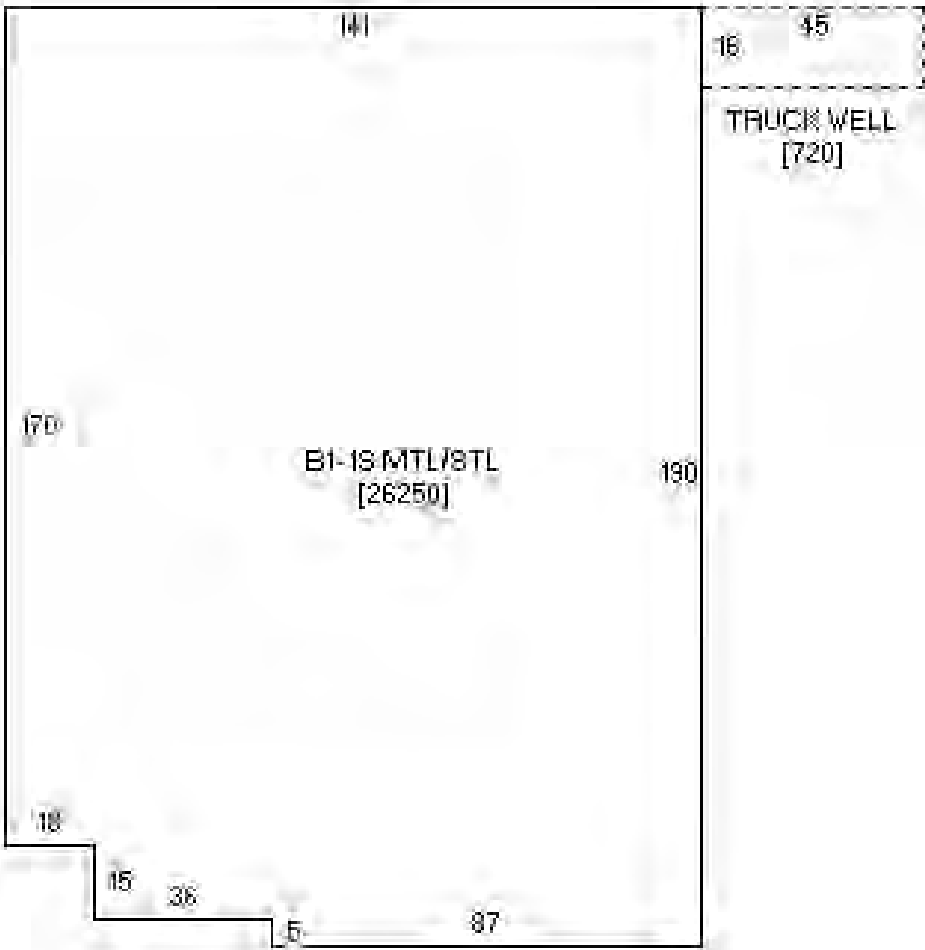
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

SHOPKO HOMETOWN STANLEY

702 Westview Lane, Stanley, ND 58784



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
O: 701.645.1057
C: 612.701.7454
michaelhouge@kw.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

702 Westview Lane, Stanley, ND 58784



Michael Houge, CCIM, SIOR

DIRECTOR OF COMMERCIAL

michaelhouge@kw.com
701.645.1057
612.701.7454

BACKGROUND

Michael Houge is a Director with KW Commercial-Minneapolis after contributing for over three years as Vice President with Transwestern Minneapolis, where he co-directed the Investment Sales Group (ISG).

Mr. Houge has over thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions.

Michael has also leased over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Mr. Houge has also earned the two most prestigious designations in the commercial real estate industry: Certified Commercial Investment Member (CCIM) and The Society of Industrial and Office Realtors (SIOR). Obtaining both designations is a rare feat, since only approximately 850 of the more than one million REALTORS hold both. Michael has served as the President of the Minnesota Dakotas Chapter of both organizations.

EDUCATION

B.A. University of Minnesota-Twin Cities Campus

CCIM Curriculum of the CCIM Institute

MEMBERSHIPS & ASSOCIATIONS

CCIM-Certified Commercial Investment Member
SIOR-Society of Office and Industrial REALTORS
NAIOP-National Association of Industrial and Office Parks
MNCAR-Minnesota Commercial Association of REALTORS
ICSC-International Council of Shopping Centers
MAR-Minnesota Association of REALTORS
NAR-National Association of REALTORS

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
O: 701.645.1057
C: 612.701.7454
michaelhouge@kw.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com