

INDUSTRIAL PROPERTY FOR SALE
13831 60TH ST. NW, WILLISTON, ND 58801



FOR SALE

3,200 SQ FT. SHOP ON
+/-9.85 ACRES. FENCED &
STABILIZED



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	3,200 SF
Price / SF:	\$140.62
Year Built:	2014

PROPERTY OVERVIEW

For Sale or Lease: Great Shop on Almost 10 Fenced & Improved Acres, Available Immediately!

PROPERTY HIGHLIGHTS

- 3,200 Sq Foot Shop, Dimensions: (80' X 40')
- +/-9.85 Acres Graded & Mostly Stabilized, Fully Fenced With Automatic Keyed Gate
- Zoned Commercial & Located Just off 60th Ave NW
- Functional Design-Built in 2014
- One Drive Through Bay & One Drive In Bay
- Three Large 14 foot Overhead Doors, 16' Eave Height
- High Quality, Reinforced Concrete Floor
- 10 Exterior Truck Plug Ins & Four Oversized Yard Lights
- Extras Included: Mezzanine Storage Area, New Husky Air Compressor, Large Overhead Propane Heater, New LED Lights,
- On sight Two Room Office Trailer to Swanson Fuels

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ERIK PETERSON

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LUCAS NATWICK

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ADDITIONAL
PHOTOS



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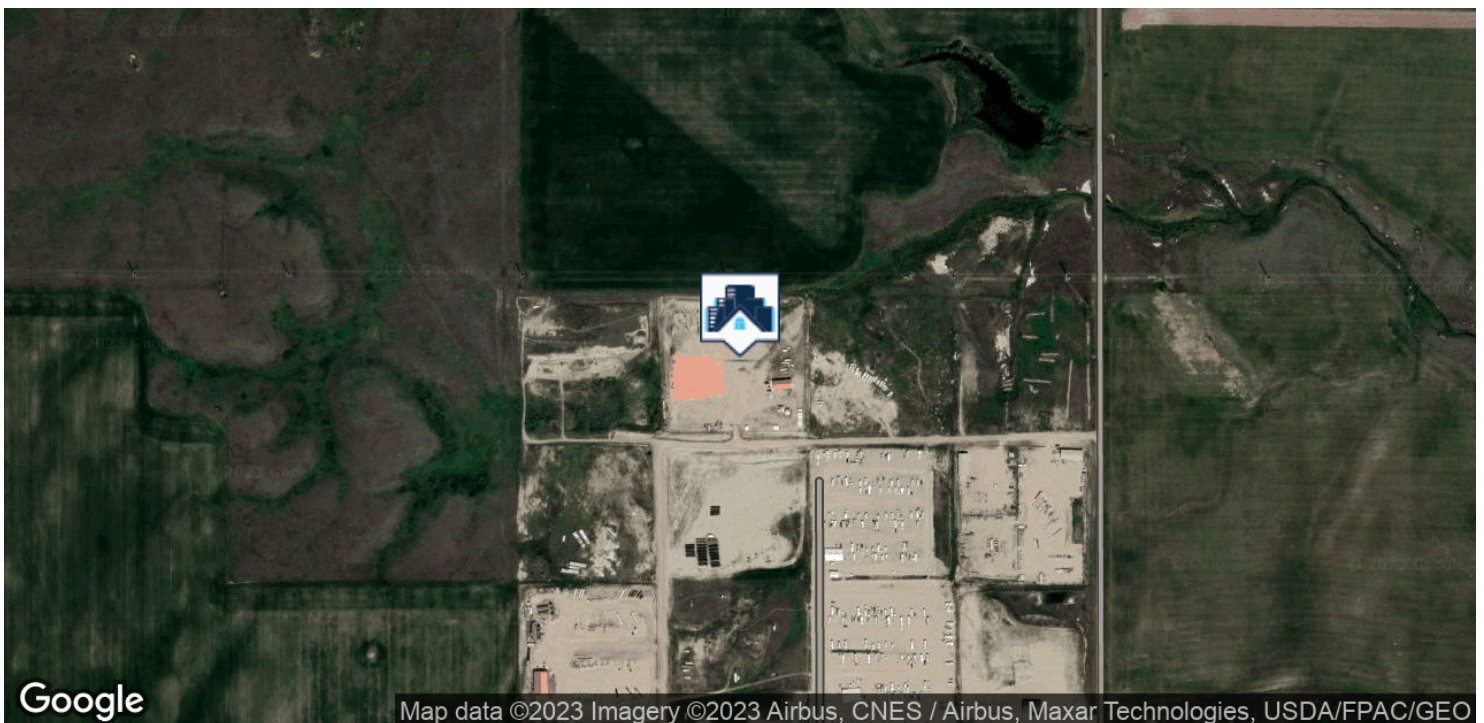
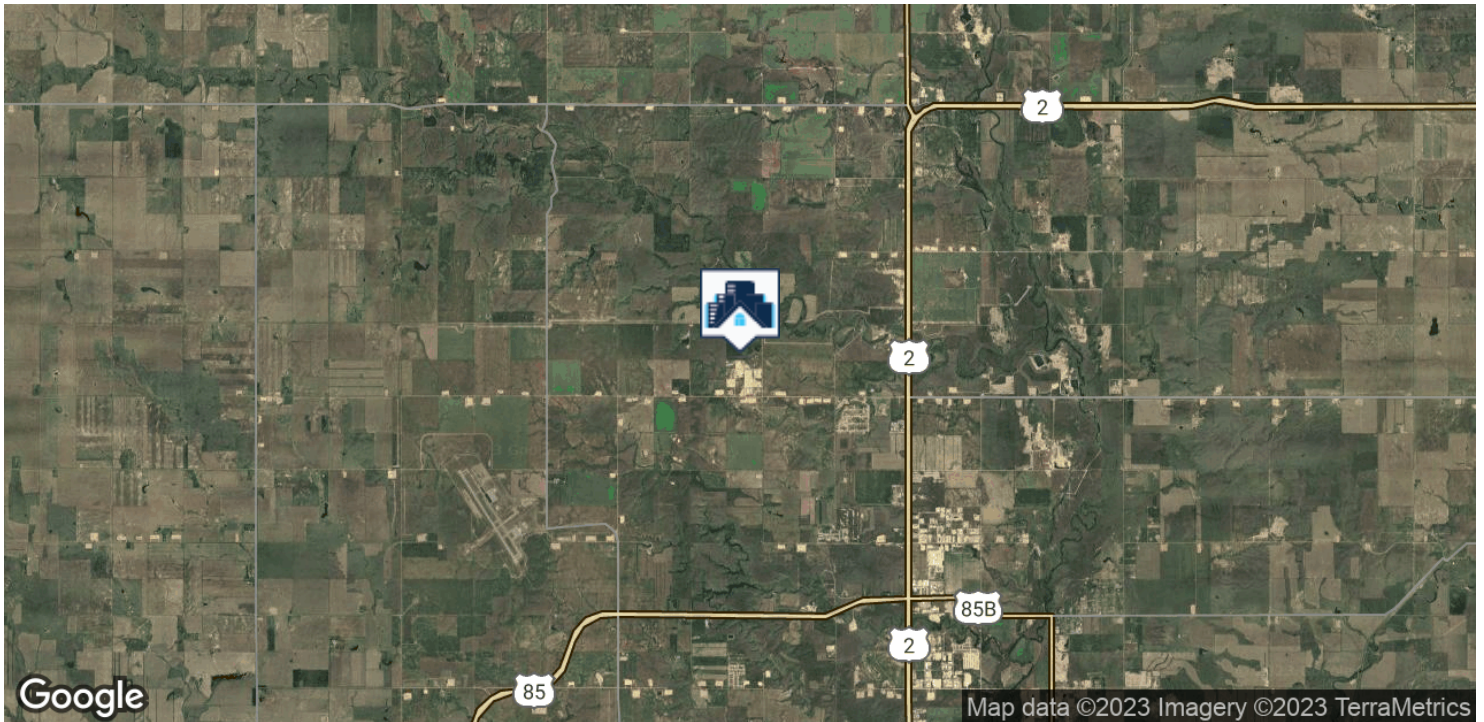
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LOCATION MAPS



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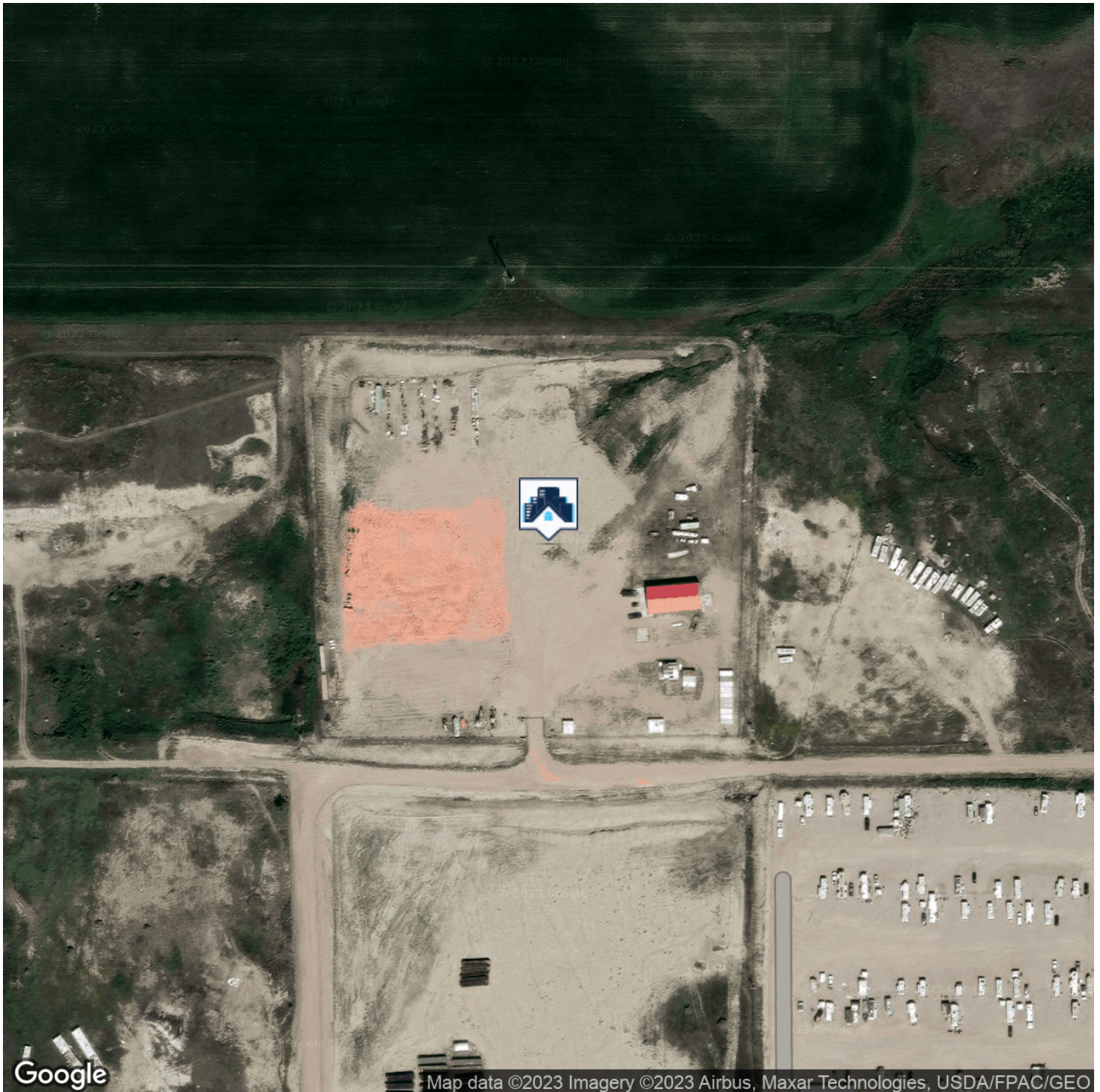
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AERIAL MAPS



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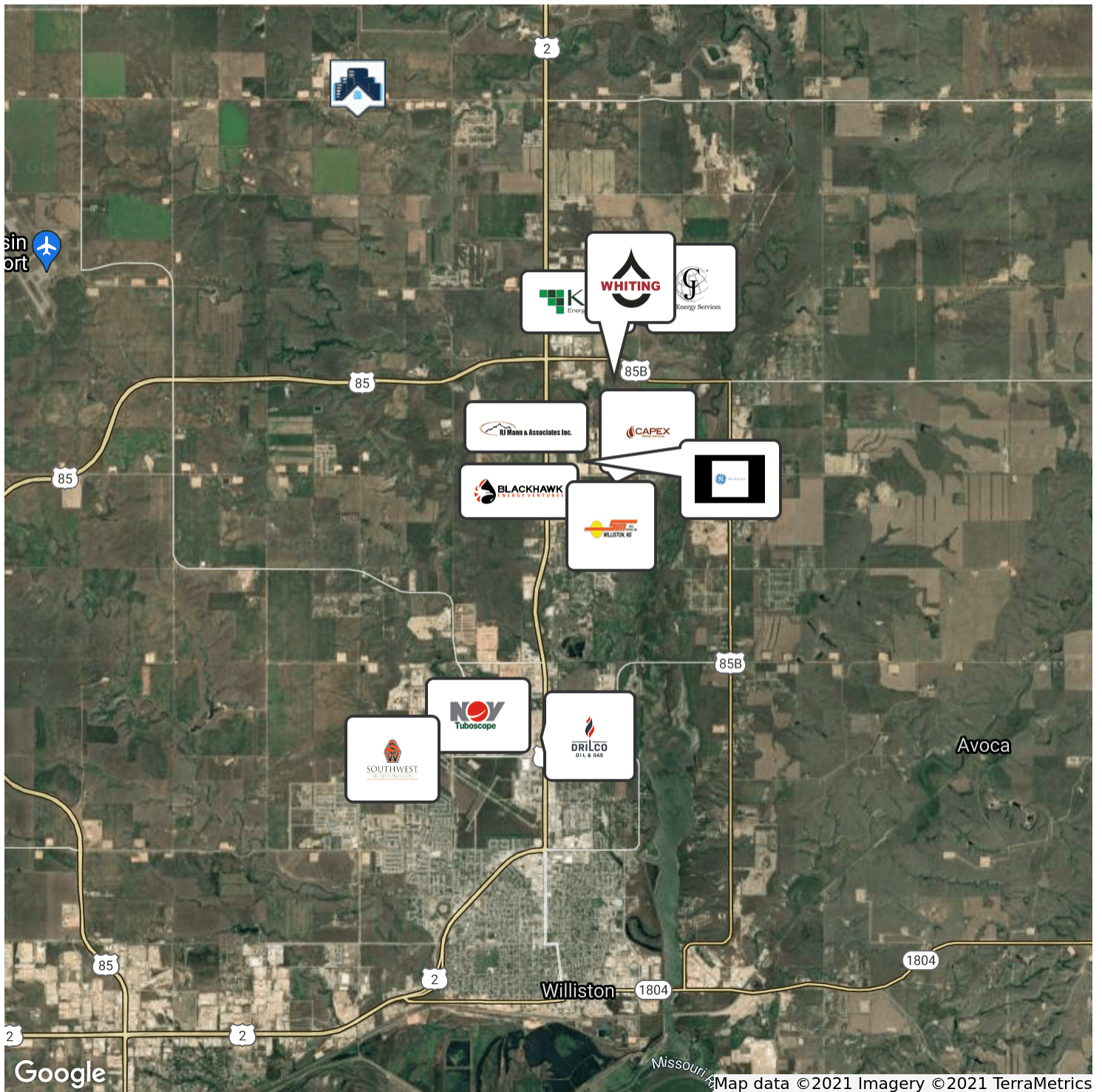
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RETAILER MAP



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ADVISOR
BIO**ERIK PETERSON**

Owner/Broker

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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.

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ADVISOR BIO 2



LUCAS NATWICK

Director of Sales and Agent Attraction

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Direct: **701.580.0564**

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PROFESSIONAL BACKGROUND

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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