

**INDUSTRIAL SHOP PROPERTY FOR SALE**  
12509 20TH H STREET, WATFORD CITY, ND  
58854



FOR SALE: 8,000 SQ  
FT SHOP ON 4+  
ACRES



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	8,000 SF
Lot Size:	4 Acres
Price / SF:	\$106.25

### PROPERTY OVERVIEW

This is a MUST SEE Investment property!  
Great Location for a large shop on acreage.

### PROPERTY HIGHLIGHTS

- FOR SALE: 8,000 SQ FT Warehouse on 4+ Acres On the Outskirts of Watford City
- Shop Dimensions: 80' x 100' = 8,000 Square Foot
- Land Size: +4 Acres
- Three Drive Through Bays
- Two Overhead Heaters
- No Offices Or Bathrooms Built Out
- Water Well On Property

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

**ERIK PETERSON**  
701.369.3949  
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ND #9328 MT #65900





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### ADDITIONAL PHOTOS



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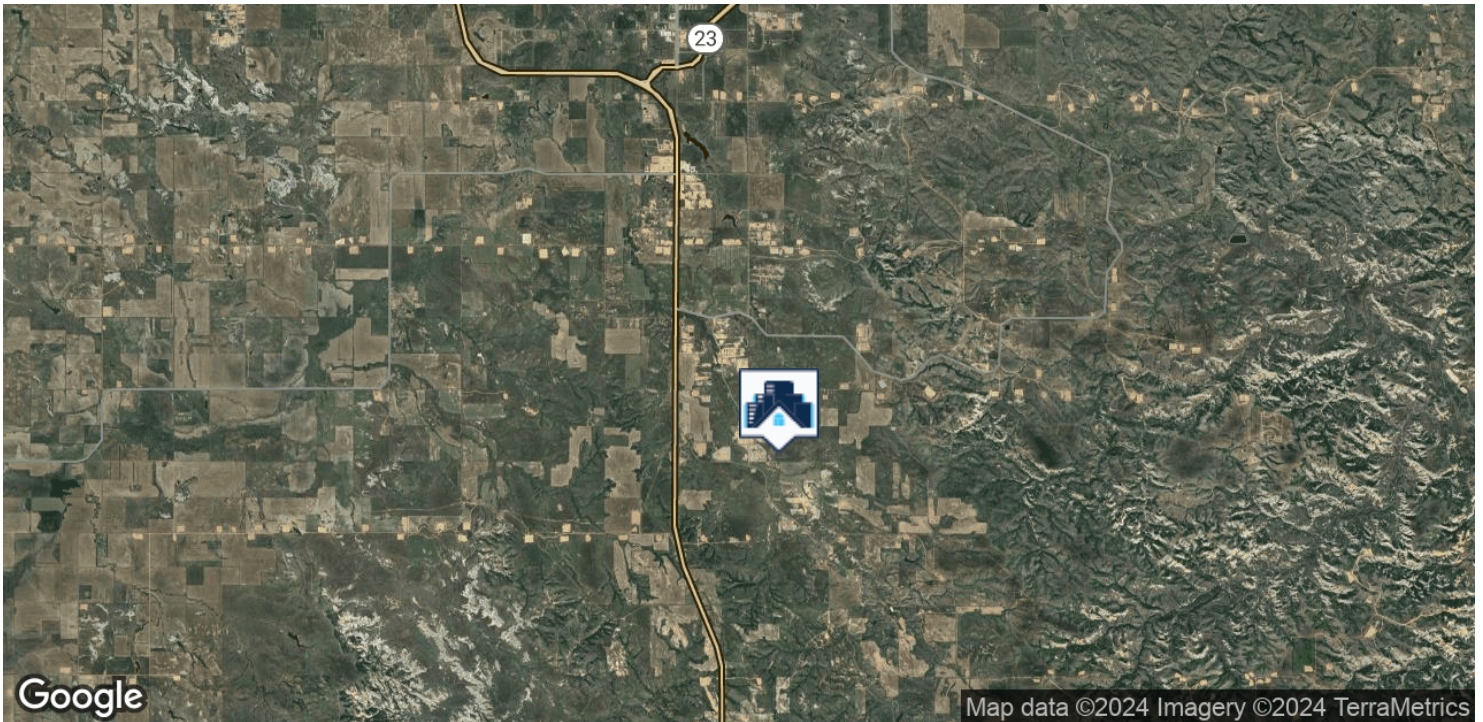




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### LOCATION MAP



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### AERIAL MAP



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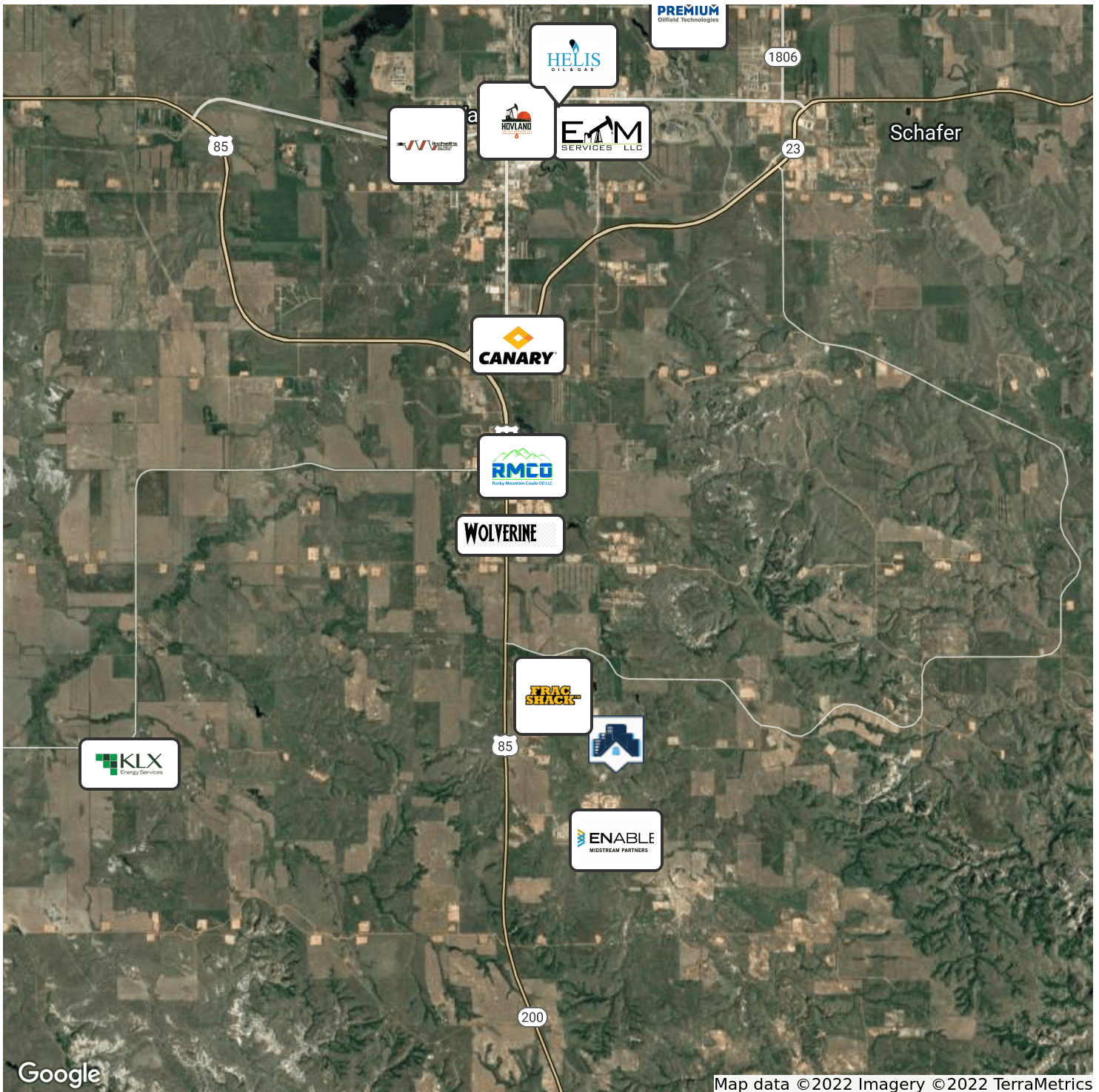




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## RETAILER MAP



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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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