

PRIME INDUSTRIAL PROPERTY FOR SALE
12621 22ND STREET NW, WATFORD CITY, ND.



12,750 SQ FT SHOP ON
+/- 38 ACRES ON
HIGHWAY 85 SOUTH IN
WATFORD CITY



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	12,750 SF
Lot Size:	37.92 Acres
Price / SF:	\$66.67
Year Built:	2012
Zoning:	Light Industrial

PROPERTY OVERVIEW

Recently Rezoned Light Industrial. Functional, Hard To Find 12,750 SQ FT Shop on Highway 85 South With +/- 38 Acres Just Outside of Watford City.

PROPERTY HIGHLIGHTS

- 12,750 SF Shop: (Dimensions 150' X 85') 9,000 Sq Ft Warehouse + 3,750 Sq Ft Office
- Bay Depth=150' To Accommodate Longer Trucks
- Shop Features: Two 150' Drive Through Bays With 14' Overhead Automatic Doors
- Retail Counter, Parts Room, Separate Receiving Area With Roll-Up Door, Upstairs Office w/ Kitchen, & Mezzanine
- 18' Ceiling Height
- +/-37.92 Acres: Including +/-8 Improved Acres, Plus +/-29.75
- Land was recently rezoned Light Industrial

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

LUCAS NATWICK

701.580.0564

Lucas@provenrealtynd.com

ND #10666



ADDITIONAL
PHOTOS



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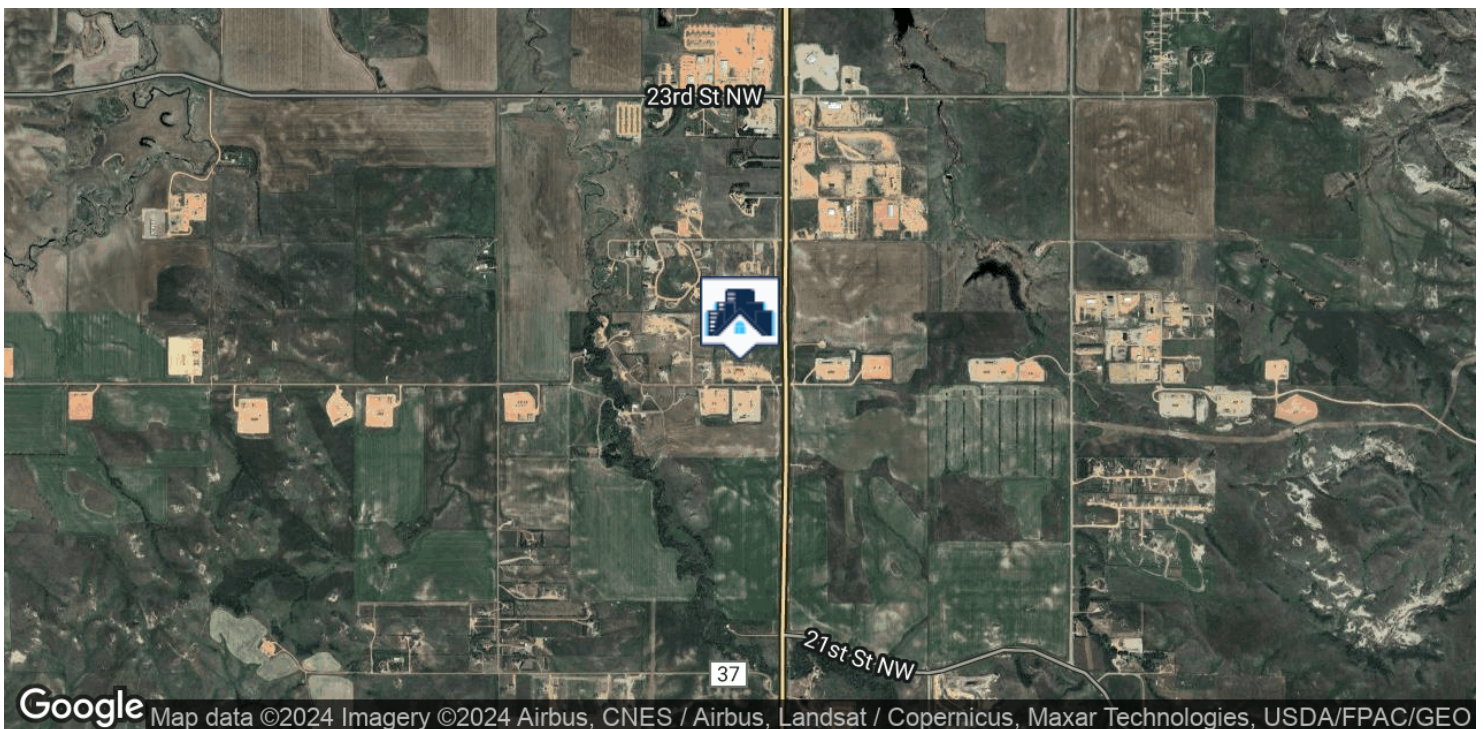
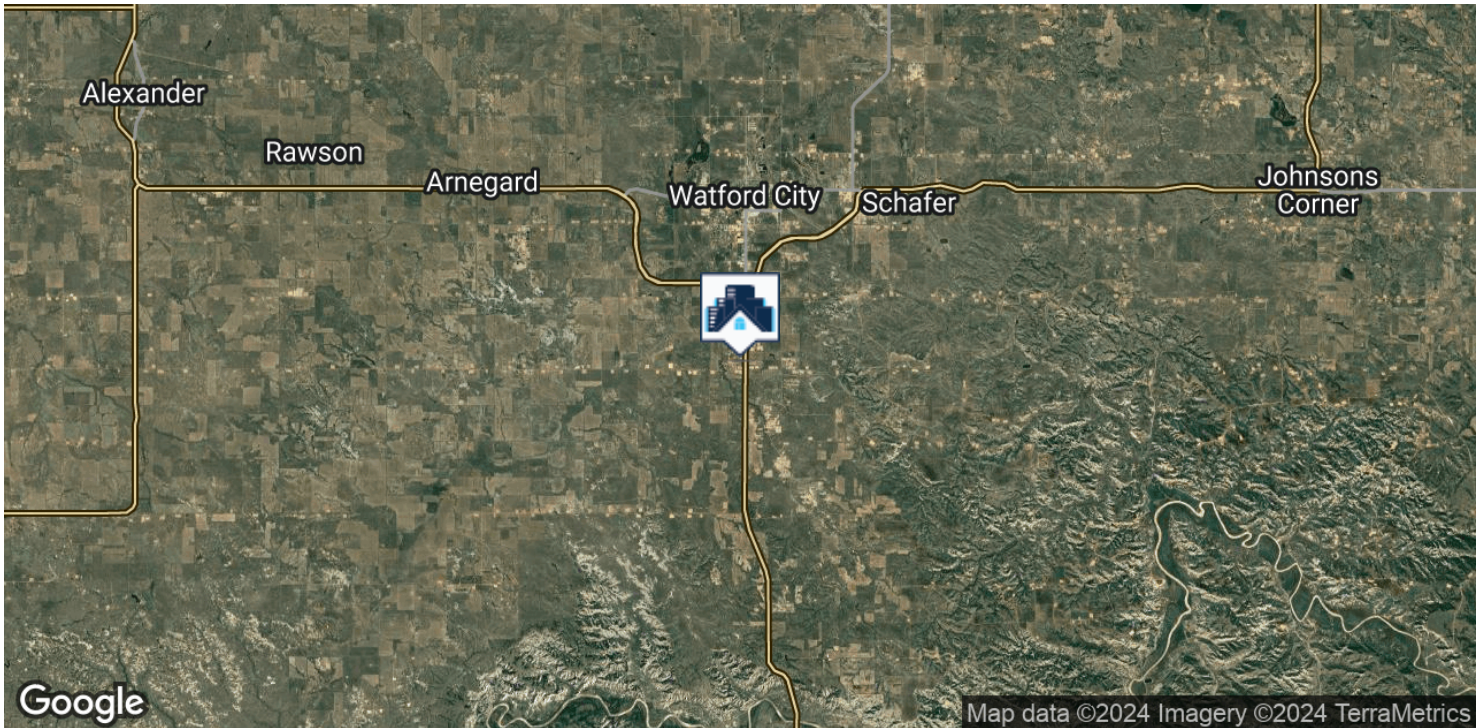
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LOCATION MAPS



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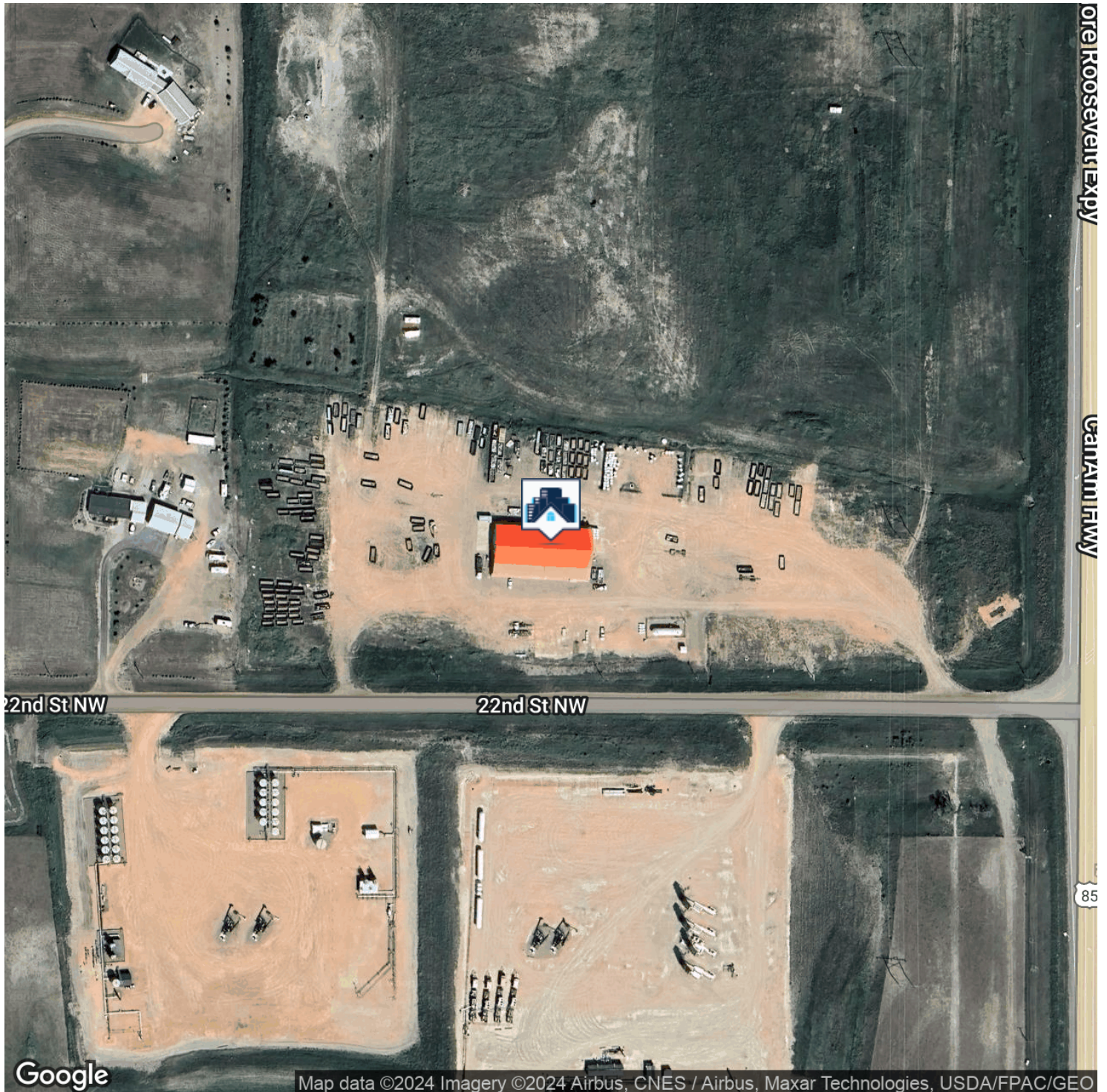
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Industrial Property For Sale

12,750 SQ FT Shop On +/- 38 Acres On Highway 85 South In Watford City | 12621 22nd Street NW, Watford City, ND 58854

AERIAL MAPS



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RETAILER MAP

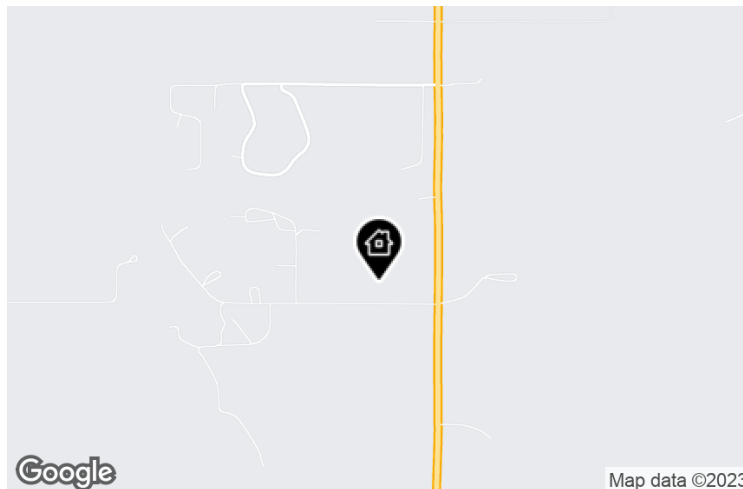


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Tenant Data – Total Tenants Found: 2

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
CPC DIESEL —	PO BOX 289	—	Auto repair (& related), Garage	2/2/2018
24-7 ENERGY SERVICES — 7012699011	—	—	—	6/11/2018

Listing Facts and Details

Listing Details

Listing ID: 227424

Original List Date: 7/26/2019

Listing Source: CREXi

Current List Price: \$1,400,000

Legal:

DIST:149 SEC/TWN/RNG/MER:SEC 12 TWN 149 RNG 099 SE14SE14 EX 2.08 A RW 37.92 ACRES

Price Change History

Change Date	Description	New List Price	% Change
2/11/2023	Price Change	\$1,400,000	-22.22%
12/29/2022	Active	\$1,800,000	—
12/8/2022	Active	\$1,800,000	—
11/28/2022	Active	\$1,800,000	—
10/25/2022	Active	\$1,800,000	—
9/29/2022	Active	\$1,800,000	—
9/21/2022	Active	\$1,800,000	—
9/14/2022	Active	\$1,800,000	—
9/11/2022	Active	\$1,800,000	—
7/28/2022	Price Change	\$1,800,000	-21.74%
4/20/2022	Active	\$2,300,000	—
4/14/2022	Active	\$2,300,000	—
3/11/2022	Active	\$2,300,000	—
3/6/2022	Active	\$2,300,000	—
2/25/2022	Active	\$2,300,000	—
2/19/2022	Active	\$2,300,000	—
1/13/2022	Active	\$2,300,000	—
12/10/2021	Active	\$2,300,000	—
12/2/2019	Price Change	\$2,300,000	-8%
9/24/2019	Price Change	\$2,500,000	-7.41%
9/6/2019	Active	\$2,700,000	—

Public Facts

Owner Information

Owner Name

Sandton Fund Iii Holdings Vii Llc

Mailing Address

16 W 46Th St FL 11 New York NY 10036-4503

Vesting

Company/Corporation

Legal Description

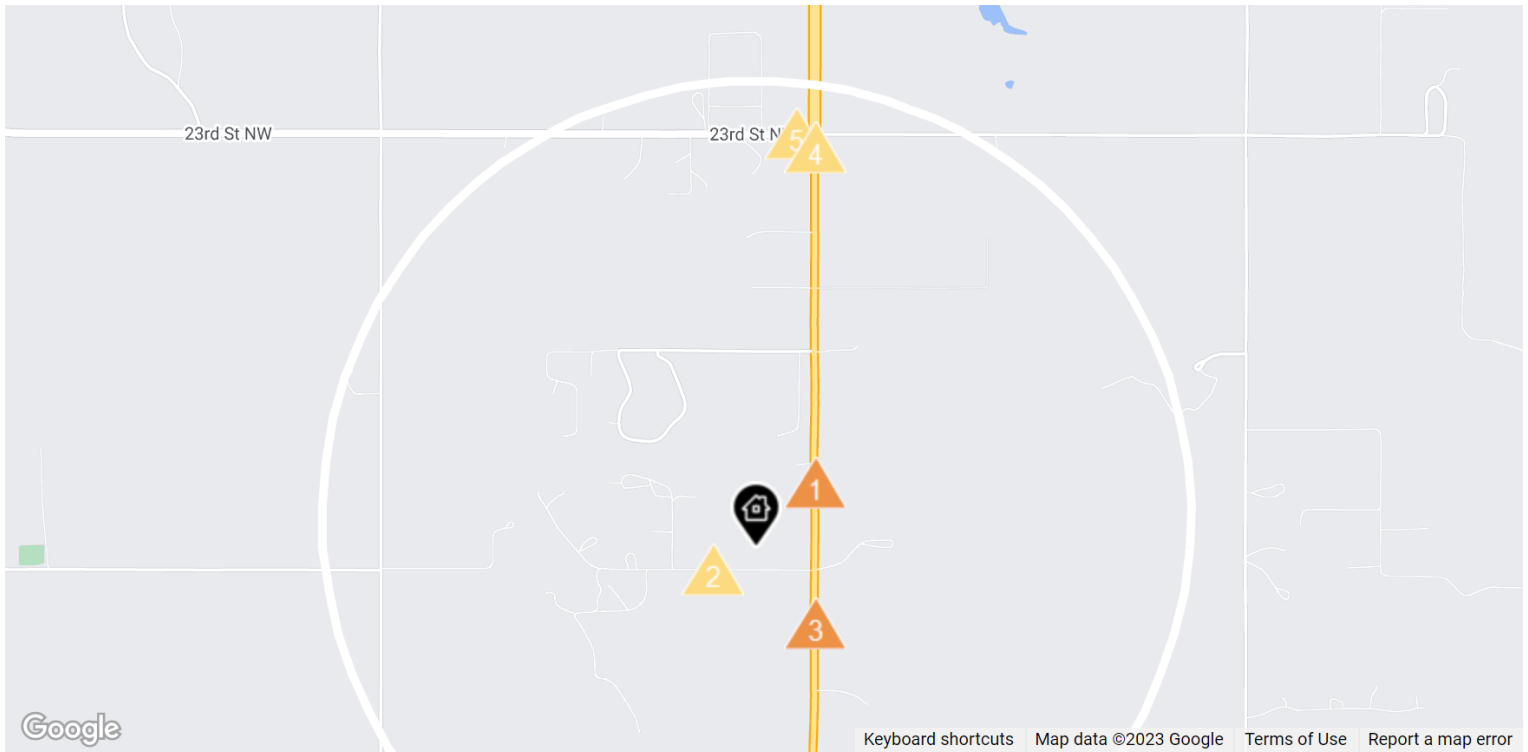
APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
65-00-06735	—	—	380539623.022039	DIST:149 SEC/TWN/RNG/MER:SEC 12 TWN 149 RNG 099 SE14SE14 EX 2.08 A RW 37.92 ACRES	Watford City, ND 58854

Assessed Values

Date	Improvements	Land	Total	Tax
2021	\$569,365	\$356,900	\$926,265	\$10,220
2020	\$569,365	\$356,900	\$926,265	\$9,850
2019	\$549,785	\$356,900	\$906,685	\$9,658

2018	\$549,785	\$356,900	\$906,685	\$8,883
2017	\$576,930	\$381,180	\$958,110	\$8,874
2016	—	\$34,305	\$34,305	\$346
2015	—	—	—	\$353
2014	—	\$33,655	\$33,655	\$673
2013	—	—	\$33,355	\$348
2012	—	—	—	\$350

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

8,550

2022 Est. daily
traffic counts

Street: **Hwy 85 NW**
Cross: **Hwy 85**
Cross Dir: **N**
Dist: **0.04 miles**

Historical counts

Year	Count	Type
2014	▲ 8,485	AADT

2

464

2022 Est. daily
traffic counts

Street: **22nd St NW**
Cross: **Sunrise Estates Rd**
Cross Dir: **N**
Dist: **0.52 miles**

Historical counts

Year	Count	Type
2014	▲ 465	AADT

3

7,945

2022 Est. daily
traffic counts

Street: **US Hwy 85**
Cross: **Hwy 85 NW**
Cross Dir: **N**
Dist: **0.12 miles**

Historical counts

Year	Count	Type
2014	▲ 7,885	AADT

4

4,721

2022 Est. daily
traffic counts

Street: **US Hwy 85**
Cross: **23 St NW**
Cross Dir: **N**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2015	▲ 4,690	AADT

5

3,231

2022 Est. daily
traffic counts

Street: **23 St NW**
Cross: **Hwy 85**
Cross Dir: **E**
Dist: **0.05 miles**

Historical counts

Year	Count	Type
2015	▲ 3,300	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

ADVISOR BIO



ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

ND #9328 // MT #65900

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)

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ND #10666



AGENT BIO



Real Estate License #10666

Contact

Office: (701) 580 0564

Email: Lucas@ProvenRealtyND.com

LUCAS NATWICK DIRECTOR OF SALES AND RECRUITING

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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