

INDUSTRIAL PROPERTY FOR SALE
5615 W FRONT ST, WILLISTON, ND 58801



27,175 SQ FT SHOP
ALL ON 2.3 ACRES IN
WILLISTON



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	Call for Price
Building Size:	27,175 SF
Lot Size:	2.3 Acres
Year Built:	1980

PROPERTY OVERVIEW

Prime Commercial Property. +/-27,000 SQ FT Total. 19,000 SQ FT Shop Space And Over 4,700 SQ FT Of Office Space With Large Reception Area And 9 Offices. 3,300 SQ FT Storage Area For Parts And Lockers. Shop Features (7) 18' Drive Through Bays With Exhaust System In Each; (1) 16' Drive In Bay; Wash Bay; (4) Overhead Cranes, 7.5 Ton. There Is In Floor Heat With The Option To Heat With Waste Oil.

PROPERTY HIGHLIGHTS

- +/- 27,000 SQ FT Total
- 19,000 SQ FT Shop
- (7) 18' Drive Through Bays w/ Exhaust System in Each
- (1) 16' Drive In Bay
- Wash Bay
- (4) Overhead 7.5 Ton Cranes
- In Floor Heat with Option to Heat with Waste Oil

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



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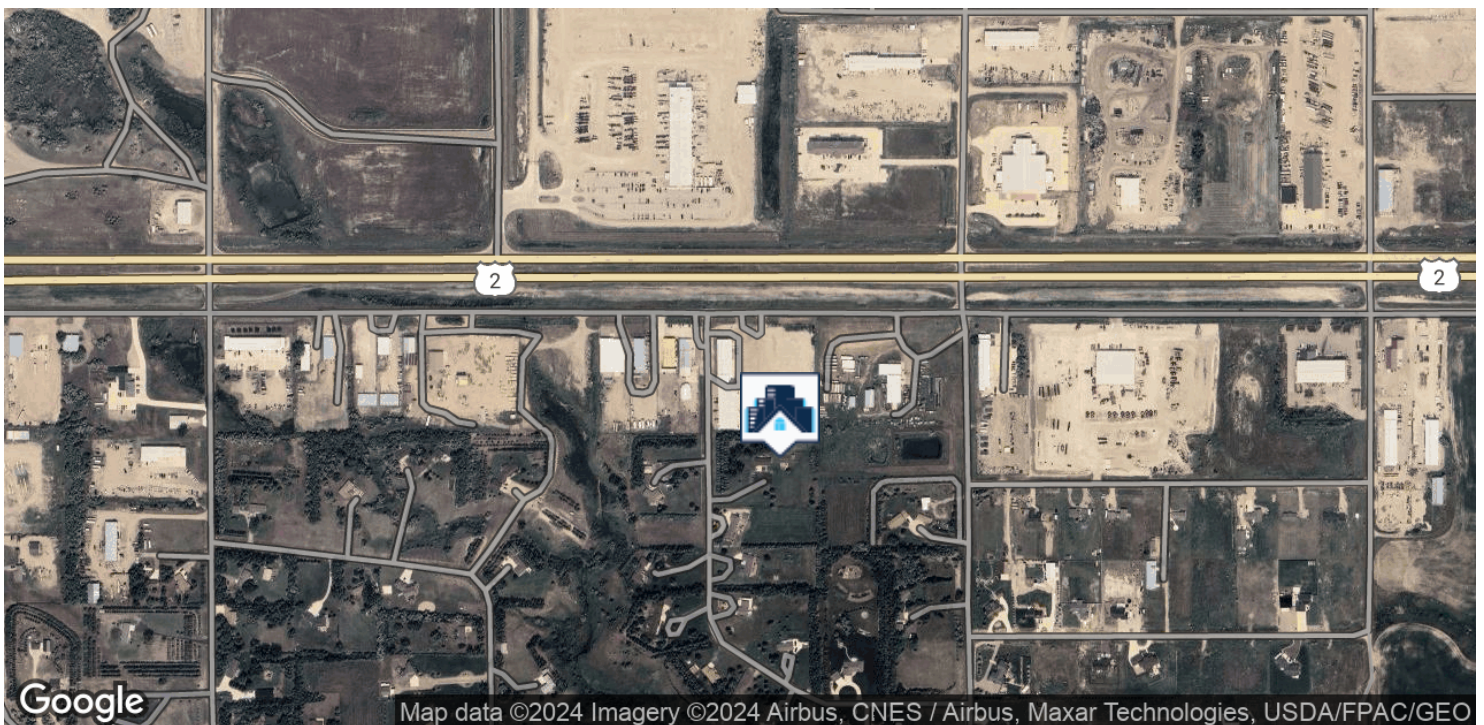
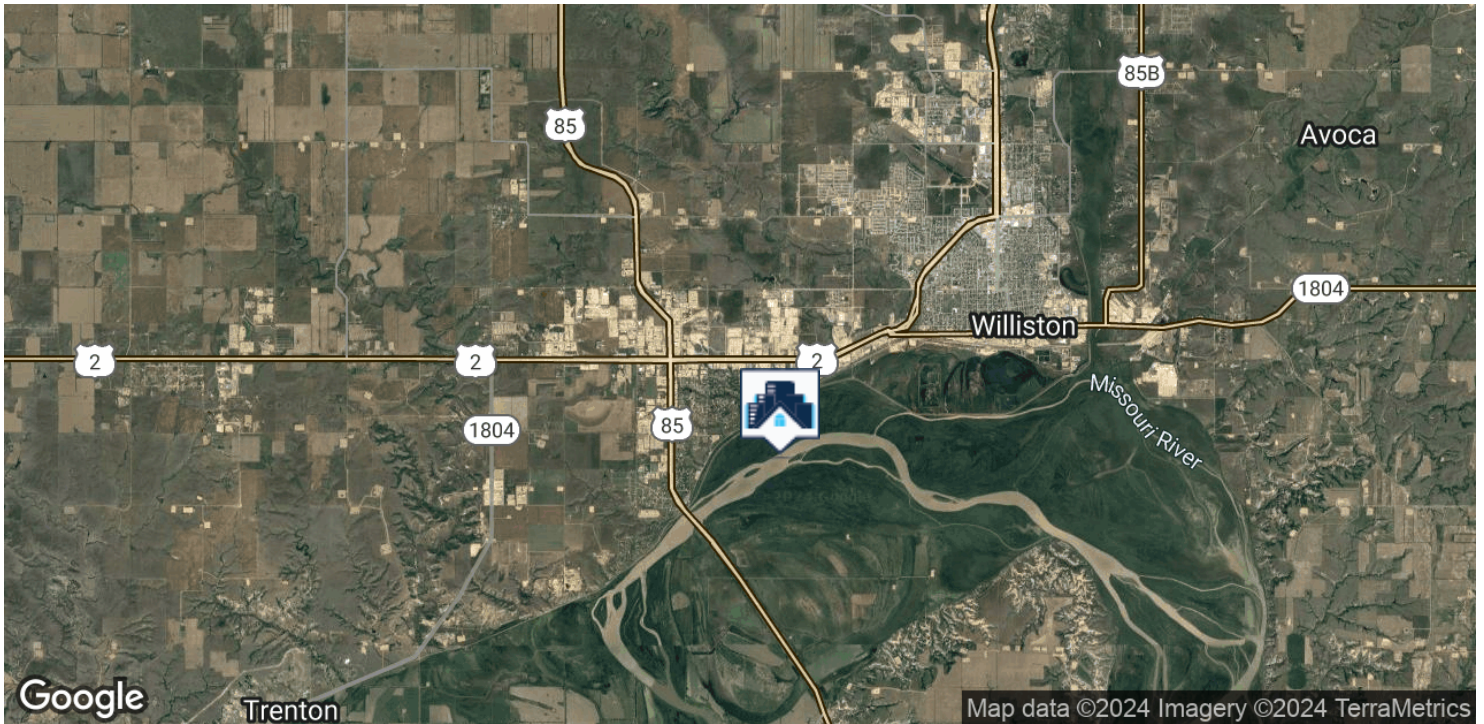


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LOCATION MAP



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AERIAL MAP



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RETAILER MAP



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Public Facts

Owner Information

Owner Name	Titan Machinery Inc
Mailing Address	644 E Beaton Dr West Fargo ND 58078-2648
Vesting	Company/Corporation

Legal Description

APN: 45-154-01-00-29-200	Tax ID: —	Zoning: —	Census Tract: 381059537.022117	Abbreviated Description: CITY/MUNI/TWP:WILLISTON TWP SUBD:G N LEASED SITES SEC/TWN/RNG/MER:SEC 29 TWN 154 RNG 101 TRACT IN NENW SEC 29 T154 R101 #818495	City/Municipality/Township: Williston, ND 58801
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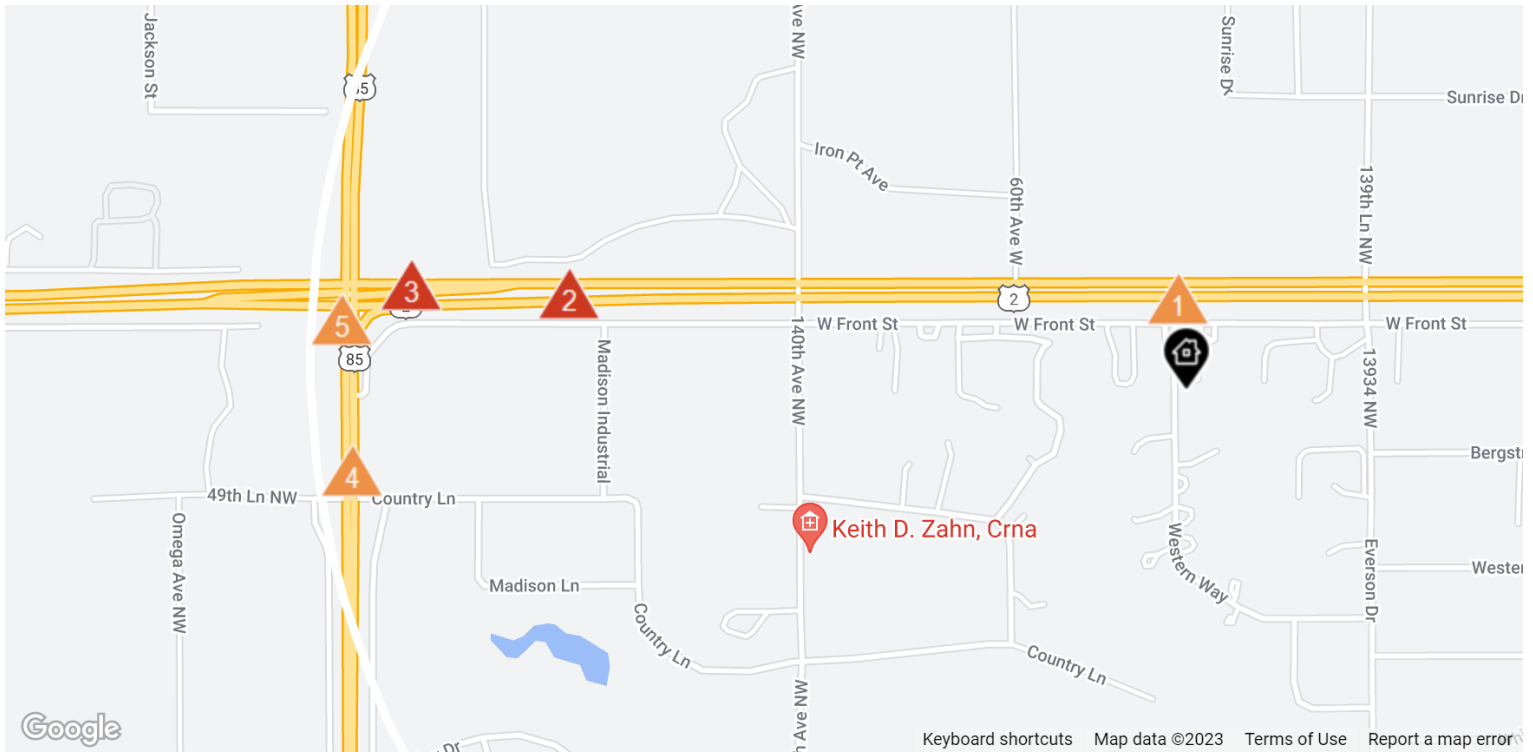
Assessed Values

Date	Improvements	Land	Total	Tax
2021	\$1,506,620	\$143,750	\$1,650,370	\$28,721
2020	\$1,366,200	\$143,750	\$1,509,950	\$26,225
2019	\$1,301,450	\$122,200	\$1,423,650	\$25,628
2018	\$1,447,450	\$133,700	\$1,581,150	\$29,741
2017	\$1,556,400	\$143,750	\$1,700,150	\$30,483
2016	\$1,814,200	\$143,750	\$1,957,950	\$29,444
2012	\$126,500	\$8,300	\$134,800	—
2011	\$126,500	\$8,300	\$134,800	—
2010	—	—	—	—

Mortgage Records

Recording Date	5/17/2019	2/1/2016	11/22/2013	1/7/2011
Lender Name	FIRST INTERNATIONAL BANK & TRUST	UNION BANK & TRUST CO	MIDWEST BANK	BLACKRIDGE BANK
Lender Type	Bank	Bank	Bank	Not Known
Loan Amount	\$2,233,000	\$2,000,000	\$2,437,500	\$825,000
Document Number	861146	818496	774689	703356
Loan Type	Credit Line (Revolving)	Commercial	Commercial	Commercial
Contract Date	5/16/2019	1/29/2016	11/20/2013	1/5/2011
Due Date	—	—	11/19/2014	1/9/2016
Finance Type	Variable	—	Variable	—

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

6,853

2022 Est. daily
traffic countsStreet: 50th St NW
Cross: Everson Dr
Cross Dir: E
Dist: 0.21 miles

Historical counts

Year	Count	Type
2004	6,600	AADT

2

17,659

2022 Est. daily
traffic countsStreet: Dakota Parkway
Cross: Madison Industrial Dr
Cross Dir: SE
Dist: 0.05 miles

Historical counts

Year	Count	Type
2019	17,550	ADT

3

27,487

2022 Est. daily
traffic countsStreet: 50th St NW
Cross: Hwy 85
Cross Dir: SW
Dist: 0.04 miles

Historical counts

Year	Count	Type
2015	26,070	AADT
2014	25,020	AADT
2013	24,395	AADT
2012	33,610	AADT

4

11,747

2022 Est. daily
traffic countsStreet: Theodore Roosevelt
Expressway/CanAm Highway
Cross: 50th St NW
Cross Dir: N
Dist: 0.2 miles

Historical counts

Year	Count	Type
2019	11,675	ADT

5

12,594

2022 Est. daily
traffic countsStreet: US Hwy 85
Cross: 50th St NW
Cross Dir: NE
Dist: 0.01 miles

Historical counts

Year	Count	Type
2015	12,740	AADT
2013	11,955	AADT

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

ADVISOR
BIO**ERIK PETERSON**

Owner/Broker

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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

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