

INDUSTRIAL PROPERTY FOR SALE
5309 SADDLE RIDGE CIR, WILLISTON, ND 58801



FUNCTIONAL 7,500
SQ FT SHOP IN THE
CENTER OF WILLISTON



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call for Price
Building Size:	7,500 SF
Lot Size:	3.3 Acres
Year Built:	2016

PROPERTY OVERVIEW

7,500 SQ FT Functional Shop with 4 Drive-In Bays. Shop is Divided Into Three Distinct Bays, Perfect for Different Divisions or To Lease Out. Shop Features Polished Concrete Floors, Propane Heat (City Plans to Provide Natural Gas Lines This Year). +/- 1,800 SQ FT High End Office Space includes 4 Separate Offices, Conference Room, Reception Area With Kitchenette Area, and 5 Bathrooms Including One Bathroom with a Shower.

PROPERTY HIGHLIGHTS

- 7,500 SQ FT Shop With Divided Bays Providing Options For a Multitude of Business Needs
- 4 Drive In Bays with 14'x14' Large Insulated Overhead Doors
- Suspended Gas Heat & Floor Drains
- +/- 1,800 SQ FT Office Space (4 Separate Offices), Including Conference Room, Reception Area, Kitchenette & Bathrooms
- Improved Lot on Top of The Saddle Ridge Industrial Subdivision

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



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



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



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



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



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



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



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



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



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



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



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

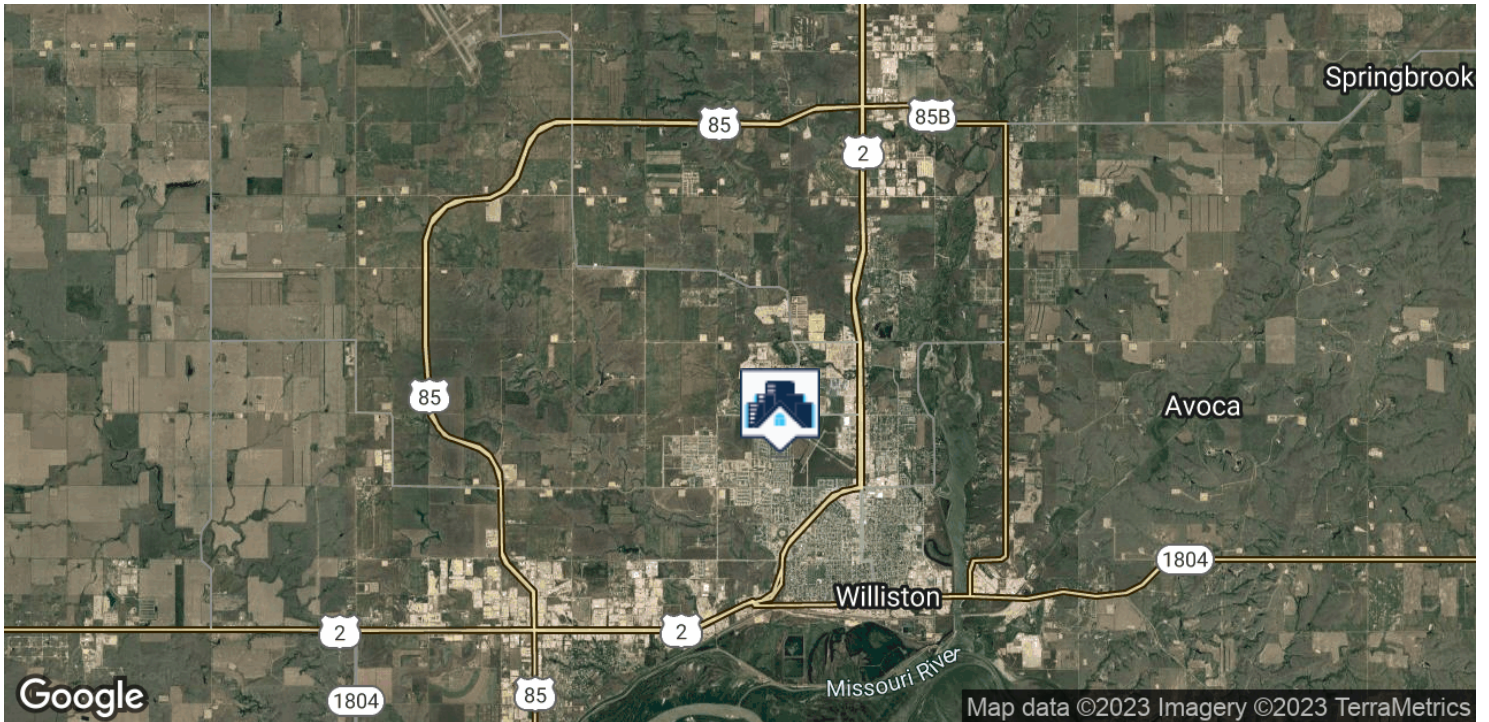
701.580.0564

Lucas@provenrealtynd.com

ND #10666



LOCATION MAP



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



AERIAL MAP



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



RETAILER MAP



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



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.

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



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.

Proven Realty brokered by eXp Realty

3210 27th St West Suite 207A
Williston, ND 58801
701.369.3949

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

