

MULTIFAMILY PROPERTY FOR SALE

2046 125T AVE NW
WATFORD CITY, ND 58854



SILVER CREEK
APARTMENTS
12,000 SQ FT



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$1,490,000
Building Size:	12,000 SF
Lot Size:	9.96 Acres
Number of Units:	38
Year Built:	2012
Zoning:	Commercial

PROPERTY OVERVIEW

Opportunity for Work-force Housing in the Heart of Oil Industry! Two 6,000 SQ FT Apartment Buildings with a total of 38 Apartments. Also 676 SQ FT Storage Shop. All on 9.96 Acres. Each unit has a private entrance, large bedrooms with built-in shelving, and full bathrooms with tub and shower. Common areas include a large kitchen and a TV/Exercise room. Shared laundry room. Full reception area with offices. Large parking area.

PROPERTY HIGHLIGHTS

- (2) 6000 SQ FT Apartment Buildings
- 38 Apartments
- Large Bedrooms with Full Bathrooms
- Common Area Kitchen, TV/ Exercise Room, Laundry Room
- Full Reception Area with Offices
- Large Parking Area
- Storage Shop
- 9.96 Acres

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

Multifamily Property For Sale

Silver Creek Apartments | 2046 125T Ave NW, Watford City, ND 58854



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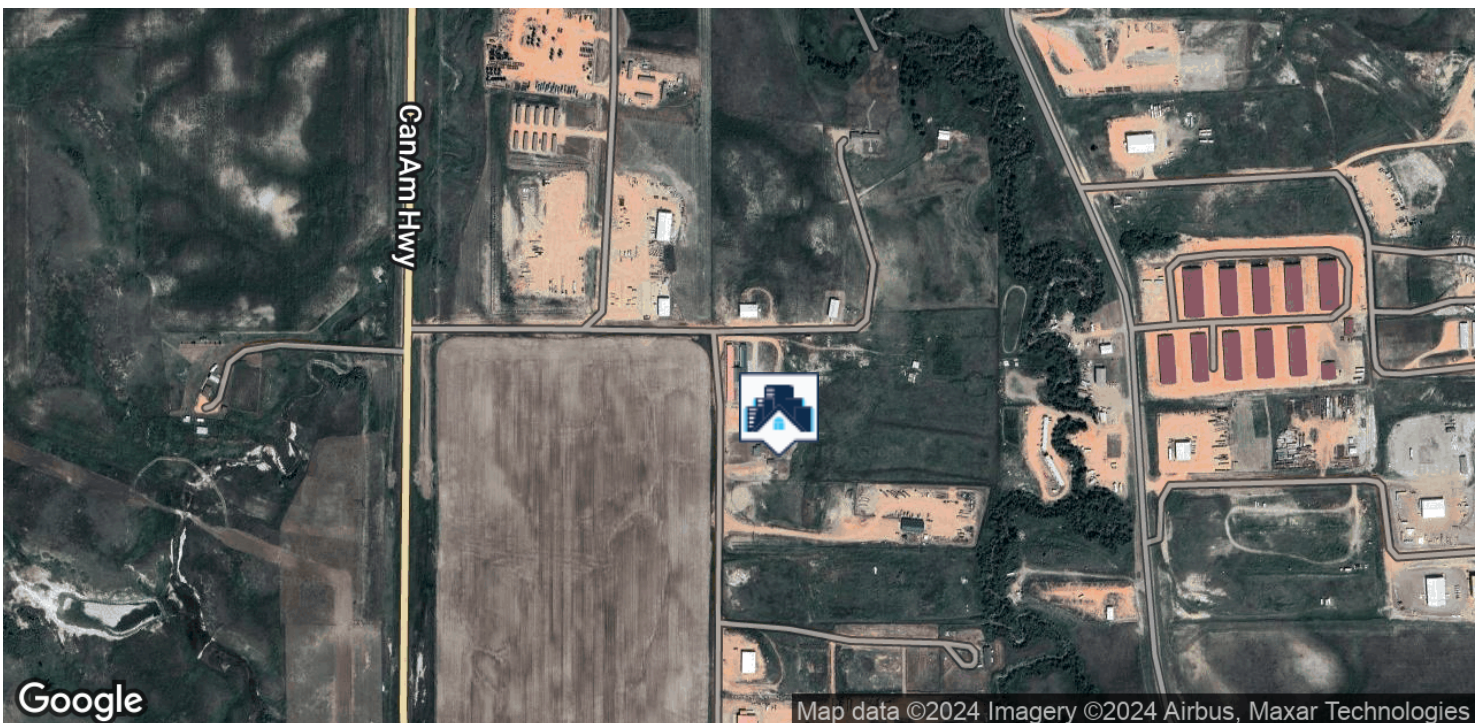
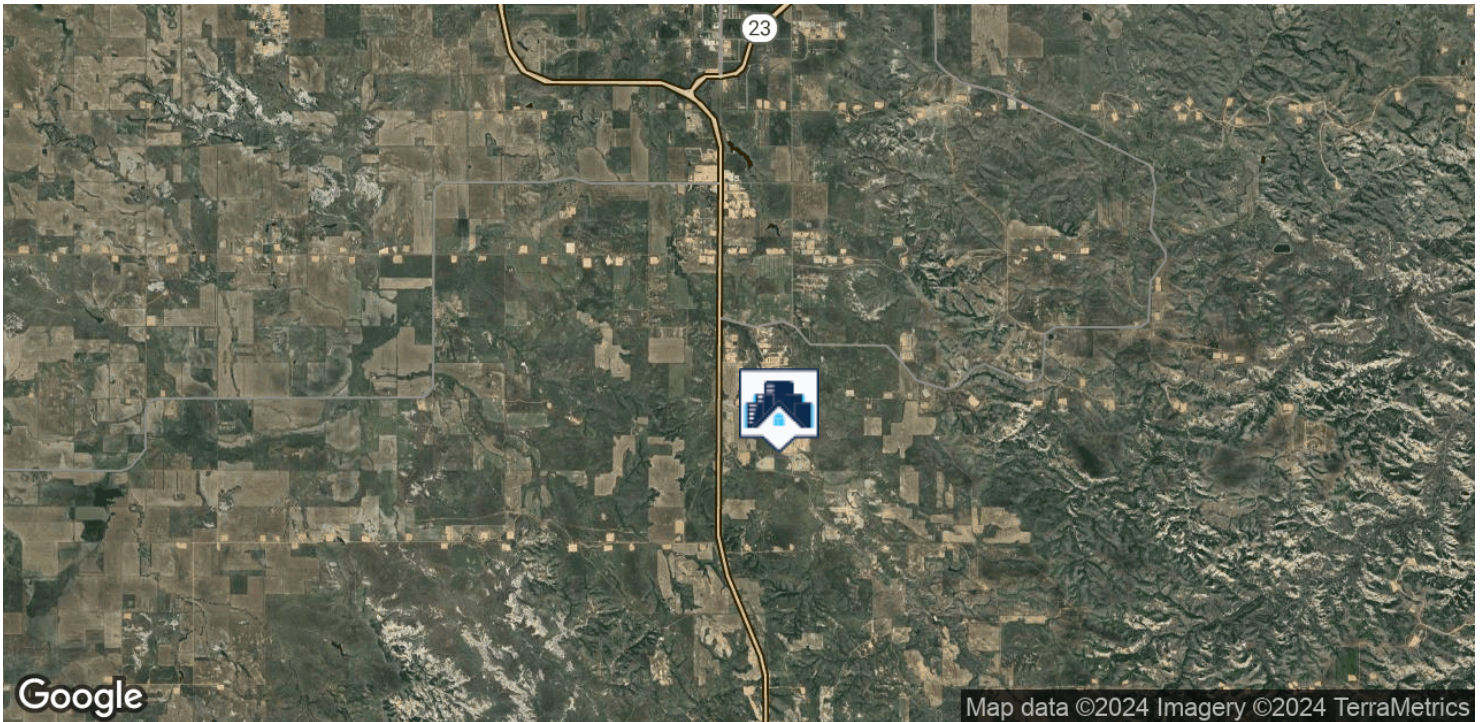


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LOCATION MAP



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AERIAL MAP

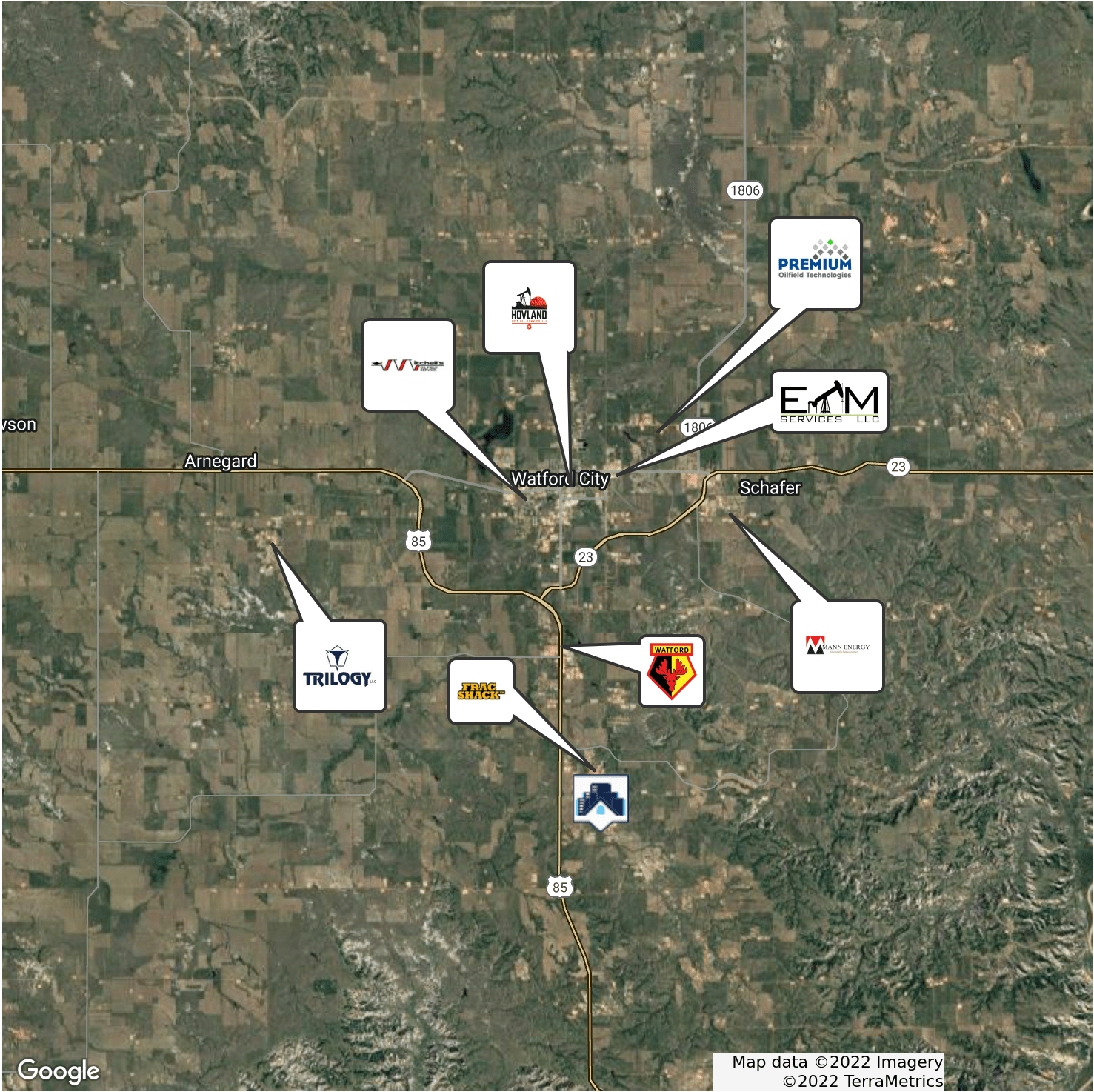


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RETAILER
MAP



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● Active

* Active: 12/9/2022

Property Facts

	Public Facts	Listing Facts	Refinements
Property Type	Commercial	Multifamily	Multifamily
Property Subtype	Commercial (General)	Multi-Family	—
Number of Buildings	—	—	2
Number of Units	0	38	38
Building Area (sq ft)	—	12,000	12,000
Lot Size	8.98 acres	9.96 acres	9.96 acres
Lot Dimensions	8.980 AC	—	—
Year Built	—	2012	2012
Garage (spaces)	0	—	—

Extended Property Facts

Exterior Details

Lot Size - Square Feet	391169 sq ft
Lot Size - Acres	8.980 ac

Schools (based on location)

Elementary School	Watford City Elementary School
High School	Watford City High School
School District	Mckenzie County 1 School District

Miscellaneous Details

Subtype	Apartment Building
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This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Listing Facts and Details

Listing Details

Listing ID: 1010058

Original List Date: 12/9/2022

Listing Source: CREXi

Legal:

DIST:149 SEC/TWN/RNG/MER:SEC 19 TWN 149 RNG 098 IT# 2344 PT SENE & NESE 8.98 ACRES

Price Change History

Change Date	Description	New List Price	% Change
12/29/2022	Active	—	—
12/9/2022	Active	—	—

Public Facts

Owner Information

Owner Name

Indian Hills Development Llc

Mailing Address

135 S 6900 E Huntsville UT 84317-9500

Vesting

Company/Corporation

Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
63-00-09475	—	—	380539623.021	DIST:149 SEC/TWN/RNG/MER:SEC 19 TWN 149 RNG 098 IT# 2344 PT SENE & NESE 8.98 ACRES	Watford City, ND 58854

Assessed Values

Date	Improvements	Land	Total	Tax
2021	\$246,810	\$94,850	\$341,660	\$3,770
2020	\$246,810	\$94,850	\$341,660	\$3,633
2019	\$237,530	\$94,850	\$332,380	\$3,541
2018	\$237,530	\$94,850	\$332,380	\$3,256
2017	\$561,685	\$94,850	\$656,535	\$6,081
2016	\$227,865	\$45,350	\$273,215	\$2,756
2015	—	—	—	\$2,838
2014	\$161,145	\$44,900	\$206,045	\$898
2013	—	—	\$206,045	\$2,146
2012	—	—	—	\$18

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

1,870

2022 Est. daily traffic counts

Street: **21 St NW**
Cross: **125 Ave NW**
Cross Dir: **E**
Dist: **0.26 miles**

Historical counts

Year	Count	Type
2015	1,910	AADT

2

6,740

2022 Est. daily traffic counts

Street: **US Hwy 85**
Cross: **21 St NW**
Cross Dir: **N**
Dist: **0.25 miles**

Historical counts

Year	Count	Type
2015	6,695	AADT

3

5,626

2022 Est. daily traffic counts

Street: **Theodore Roosevelt Expressway/CanAm Highway**
Cross: **21 St NW**
Cross Dir: **N**
Dist: **0.25 miles**

Historical counts

Year	Count	Type
2019	5,610	ADT

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

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)

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