

**+/- 20,660 SQ FT ON 19 FENCED ACRES
FOR SALE**

10944 27D ST SW, DICKINSON, ND 58601



**20,660 SQ FT SHOP
ON 19.30 ACRES**



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$3,490,000
Building Size:	20,660 SF
Lot Size:	19.3 Acres
Price / SF:	\$168.93
Year Built:	2013

PROPERTY OVERVIEW

New To Market Investment Property For Sale! One of Dickinson's Highest Quality Properties. Best of Class Functional Shop Located North of Dickinson, ND. Over +/- 20,660 SQ FT of High-end Shop, Elaborate Offices and Mezzanine. This Property Has All of the Bells & Whistles, Including a 10 Ton Crane, Washbay and Conference Room, All on +/-19.3 Fenced Acres. Call Today to Schedule a Tour. Also available adjacent 44+ Acres.

PROPERTY HIGHLIGHTS

- Former Cruz Energy Facility, 20K+ SQ FT On 19+ Fenced Acres
- Building #1 is a Red Iron Shop Built in 2013, Consisting of +/- 15,500 SQ FT,
- Approximately 4,000 SQ FT of Premier Office Space, With Glass Conference Room, Break Room, & Private Offices
- Shop Space: +/- 11,500 SQ FT, With a 2,400 SQ FT Mezzanine, Washbay, (6) 16x16 OH Doors and In-floor Heat.
- 10 Ton Bridge Crane giving access to two full truck/trailer bays
- Building #2 is a Metal Shop built in 1990, consisting of +/-5,160 SQ FT with (2) 16x16 OH Doors
- Some of the Highest Quality Yard Space in Dickinson, Fully Fenced & Improved Yard With Loading Dock & Security Gates

ADDITIONAL
PHOTOS



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ADDITIONAL PHOTOS



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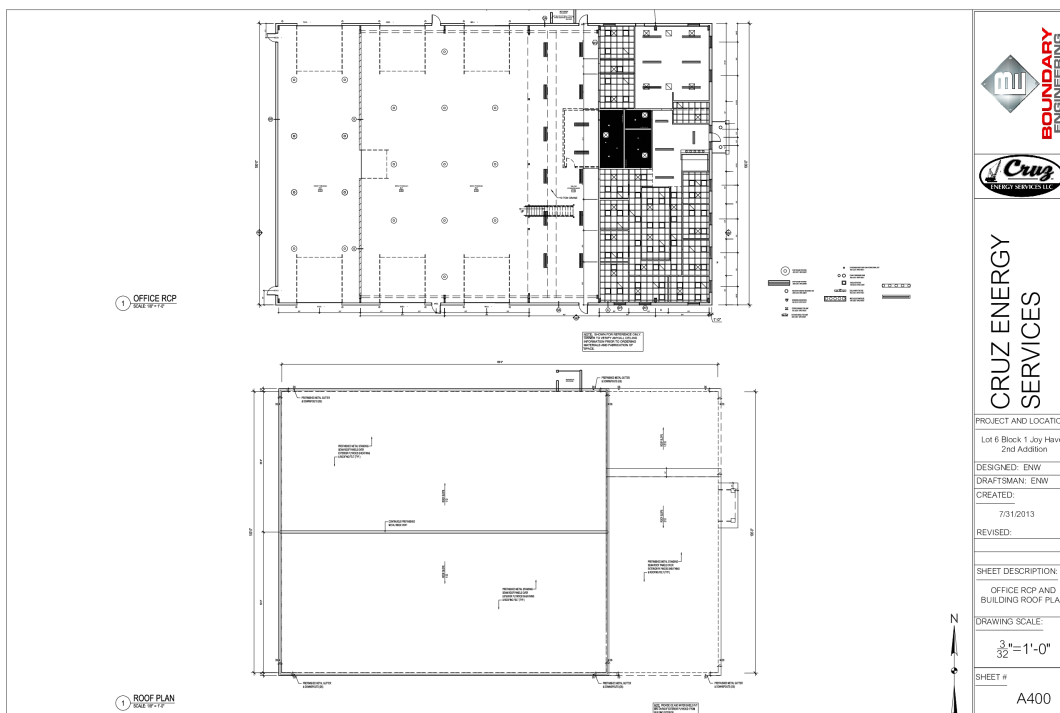


- A100: BUILDING FLOOR PLAN
- A110: ENLARGED FLOOR PLAN, WALL DETAILS, DOOR AND WINDOW SCHEDULE
- A200: MEZZANINE FLOOR PLAN, STAIR AND RAILING DETAILS AND NOTES
- A300: EXTERIOR ELEVATIONS
- A310: EXTERIOR ELEVATIONS CONTINUED
- A400: RCP, ROOF PLAN AND NOTES
- A500: ADA RESTROOM ELEVATION AND NOTES
- A510: INTERIOR ELEVATIONS AND NOTES CONTINUED
- A520: INTERIOR SECTIONAL ELEVATIONS, EXTERIOR WALL SECTION AND NOTES
- A600: FINISH FLOOR PLAN, CALL OUTS AND NOTES
- S100: STRUCTURAL FOUNDATION PLAN
- S101: STRUCTURAL FOUNDATION DETAILS
- C101: SITE PLAN
- C102: EROSION CONTROL
- C103: DETAILS
- METAL BUILDING OFFICE ERECTION DRAWINGS
- METAL BUILDING SHOP ERECTION DRAWINGS

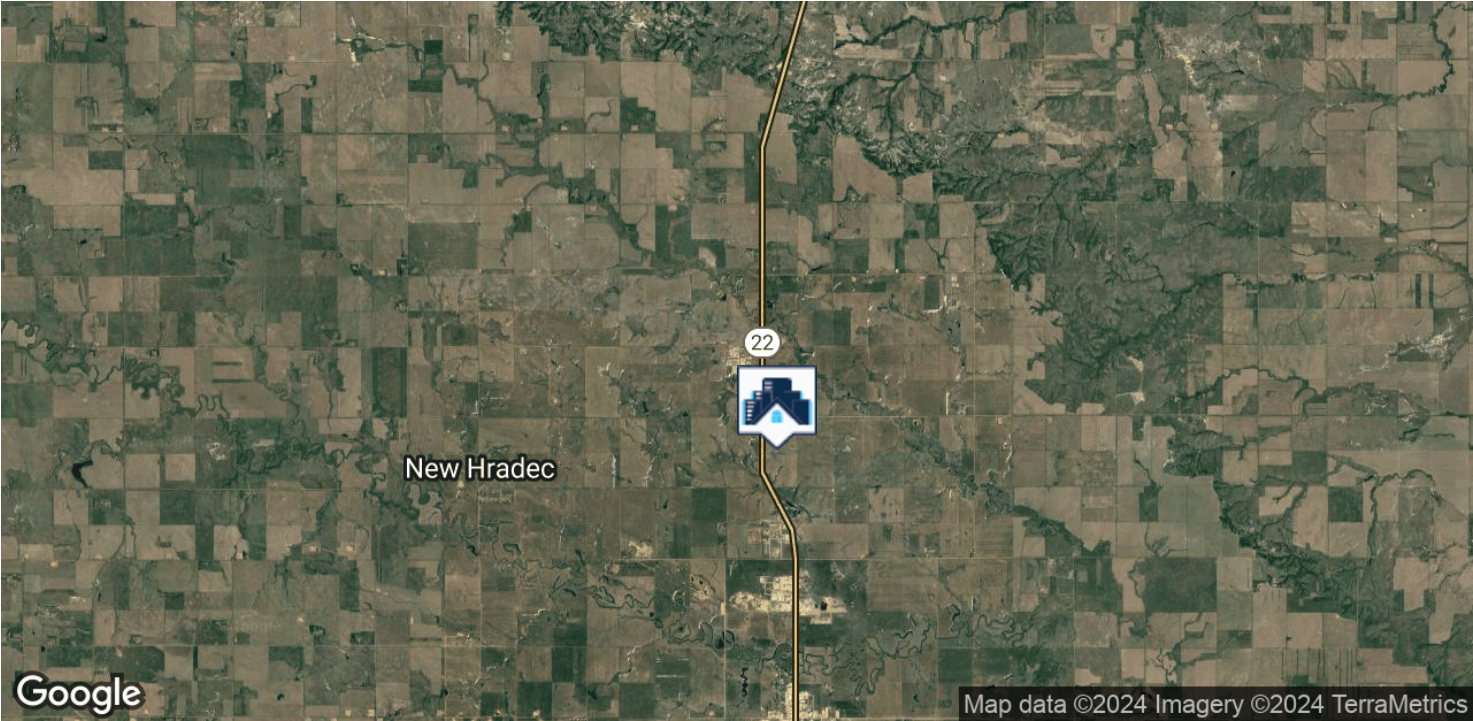
4038 3RD AVE. WEST DICKINSON, ND. 58601 (701) 483-3799



ADDITIONAL PHOTOS



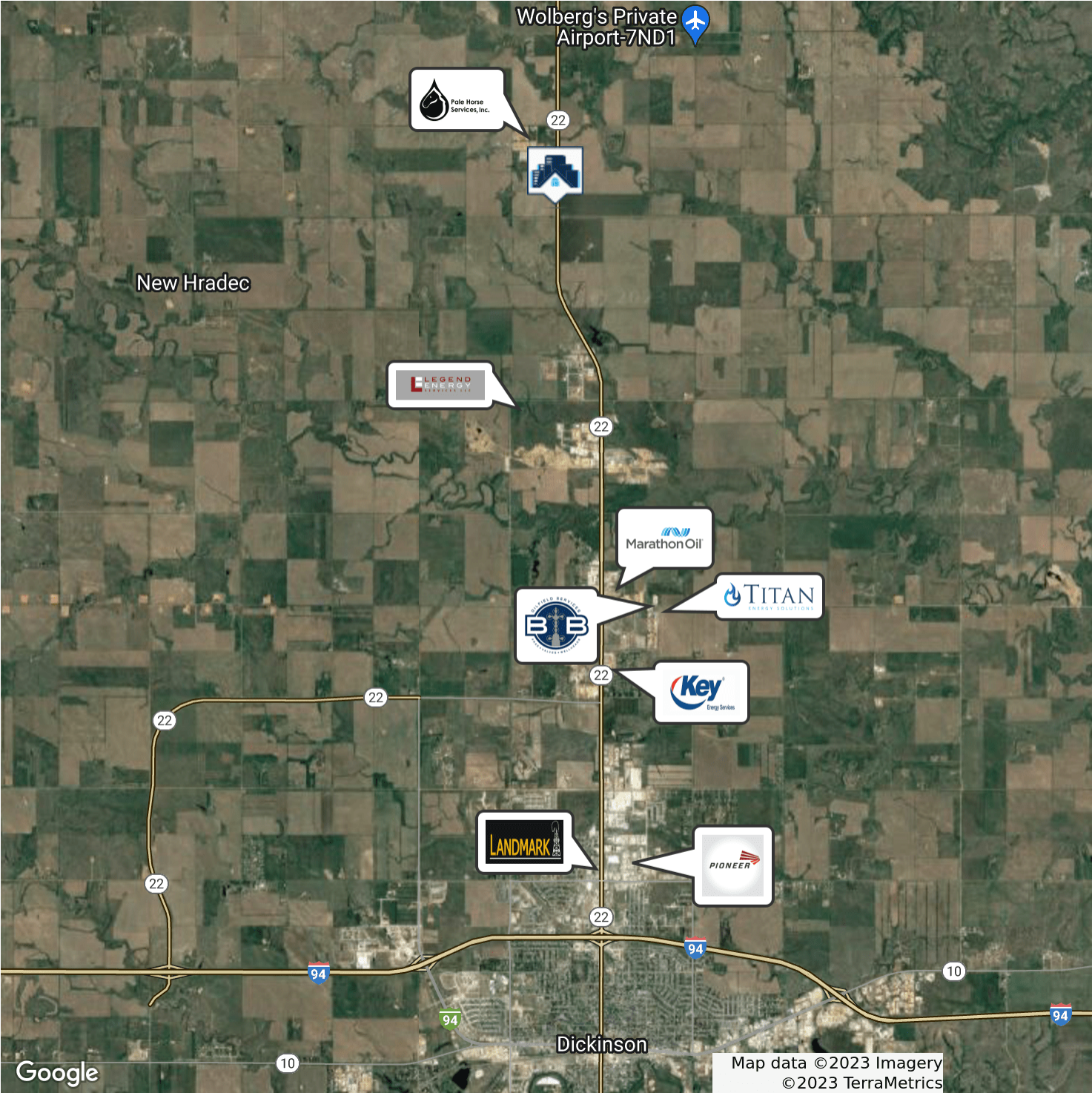
LOCATION
MAP



AERIAL
MAP



RETAILER
MAP



Extended Property Facts

Structure Details

Parking Features

Garage Door Opener

Interior Features

Cooling

Central Air

Floor

Concrete

Heating

Electric, Forced Air

Water

Public

Exterior Features

Fence

Chain Link, Gate

Parking

Garage Door Opener

Sewer

Holding Tank, Septic Tank

Lot Size Dimensions

19.3 Acres

Location Details

Directions to Property

North on Highway 22, turn left on 27th Street SW, turn left on 109E Ave SW

Listing Facts and Details

Listing Details

Listing ID: 3412930**Original List Date:** 12/21/2021**Listing Source:** Great North MLS**Current List Price:** \$3,890,000**Original List Price:** \$5,400,000**Possession:** Close Of Escrow**Details:**

We are pleased to offer for sale to qualified buyers this high-end commercial property located at 10944 27D St SW, Dickinson, North Dakota. One of Dickinson's highest quality properties with all the bells & whistles. This commercial property is in the heart of the Williston Basin & by the Bakken Shale. 2 buildings totaling +/- 20,660 sq. ft. on 19.3 acres, completely fenced with security gates. BUILDING #1: Red iron building, +/- 15,500 sq. ft. total, built in 2013. Premier +/- 4,000 sq. ft. office space with glass conference room, break room, bathrooms & private offices. +/- 11,500 sq. ft. shop space with elaborate mezzanine, in-floor heat, 10-ton overhead bridge crane allowing access to 2 full truck/trailer bays, wash bay with 8,000 gallon holding tank to catch water & chemicals and (6) 16x16 overhead doors. BUILDING #2: metal shop towards the back of the lot, +/- 5,160 sq. ft., built in 1990. Heated floors, (2) 16x16 overhead doors, service & oil change equipment and diesel fuel & gasoline storage. More features: 14 outdoor vehicle plug-ins, 3 Southwest Rural Water memberships, improved yard, loading dock, approx. 10 minutes north of Dickinson. Access: Hwy 22, major north-south highway with left-hand turn lane and right-hand access point onto Hwy 22. Approx. 10 minutes to I-94. Dickinson is a safe community, population 24,000.

Legal:

BLK:1 SUBD:JOY HAVEN 2ND SUBDIVISION SEC/TWN/RNG/MER:SEC 00 TWN 000 RNG 000 LOTS 4-5-6

Price Change History

Change Date	Description	New List Price	% Change
8/13/2022	Price Change	\$3,890,000	-27.96%
6/21/2022	Active	\$5,400,000	—

Public Facts

Owner Information

Owner Name

Buckingham Justin & Danielle Buckingham

Mailing Address







14301 10Th Ave Se Bismarck ND 58504-3825

Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
02-4078-204	—	—	380259622.003730	BLK:1 SUBD:JOY HAVEN 2ND SUBDIVISION SEC/TWN/RNG/MER:SEC 00 TWN 000 RNG 000 LOTS 4-5-6	Dickinson, ND 58601

Assessed Values

Date	Improvements	Land	Total	Tax
2021	\$812,760	\$203,875	\$1,016,635	\$16,992
2020	\$842,850	\$203,875	\$1,046,725	\$17,808
2019	\$842,850	\$203,875	\$1,046,725	\$17,435
2018	\$842,850	\$203,875	\$1,046,725	\$1,732
2017	\$842,850	\$203,875	\$1,046,725	\$17,114
2016	—	—	\$1,046,725	\$16,348
2015	—	—	—	\$1,065
2014	\$353,855	\$57,100	\$410,955	—
2013	—	—	\$49,650	\$5,464
2012	—	—	—	\$650
2011	—	—	—	\$83

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

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)

Proven Realty brokered by eXp Realty

3210 27th St West Suite 207A

Williston, ND 58801

701.369.3949