

EBERLINE INDUSTRIAL SHOPS FOR SALE

10434 1J ST SW, KILLDEER, ND 58640



TWO CUSTOM BUILT
SHOPS-+/-5,736 SQ FT
ON 4+ ACRES IN
KILLDEER



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$399,900
Building Size:	5,736 SF
Lot Size:	4.5 Acres
Price / SF:	\$69.72
Year Built:	2018

PROPERTY OVERVIEW

This Quality North Dakota Facility is Located On Over 4 Acres of Land And Has An Insulated 40' x 60' Shop With In-floor Heat, With An Additional 18' x 22' (396 Sq FT) Office & Efficiency Apartment. Main Shop Has Washer/dryer, Standard Kitchen, 4 Bedroom, 1 Bath Living Quarters, Measuring 40' X 15' (600 SQ FT) (Sleeps 8). Shop #2 Is An Insulated 39' x 60' (2,340 SQ FT) High End Building With In-floor Heat

PROPERTY HIGHLIGHTS

- TWO HIGH QUALITY CUSTOM BUILT SHOPS-TOTAL of 5,736 SQ FT ON 4+ ACRES IN KILLDEER
- Shop #1: 40' X 60'=2,400 Sq Ft
- Living Quarters In Shop- Executive Apartment With Full Kitchen+ Employee Housing In Shop-4 Bedroom, 1 Bath Living Quarters Measuring 40' X 15' (600 SQ FT) (Sleeps 8)
- +/- 400 SQ FT Office
- Shop #2 Is An Insulated 38' x 60' (2,280 SQ FT) High End Building With In-floor Heat

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



Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON
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ND #9328 MT #65900



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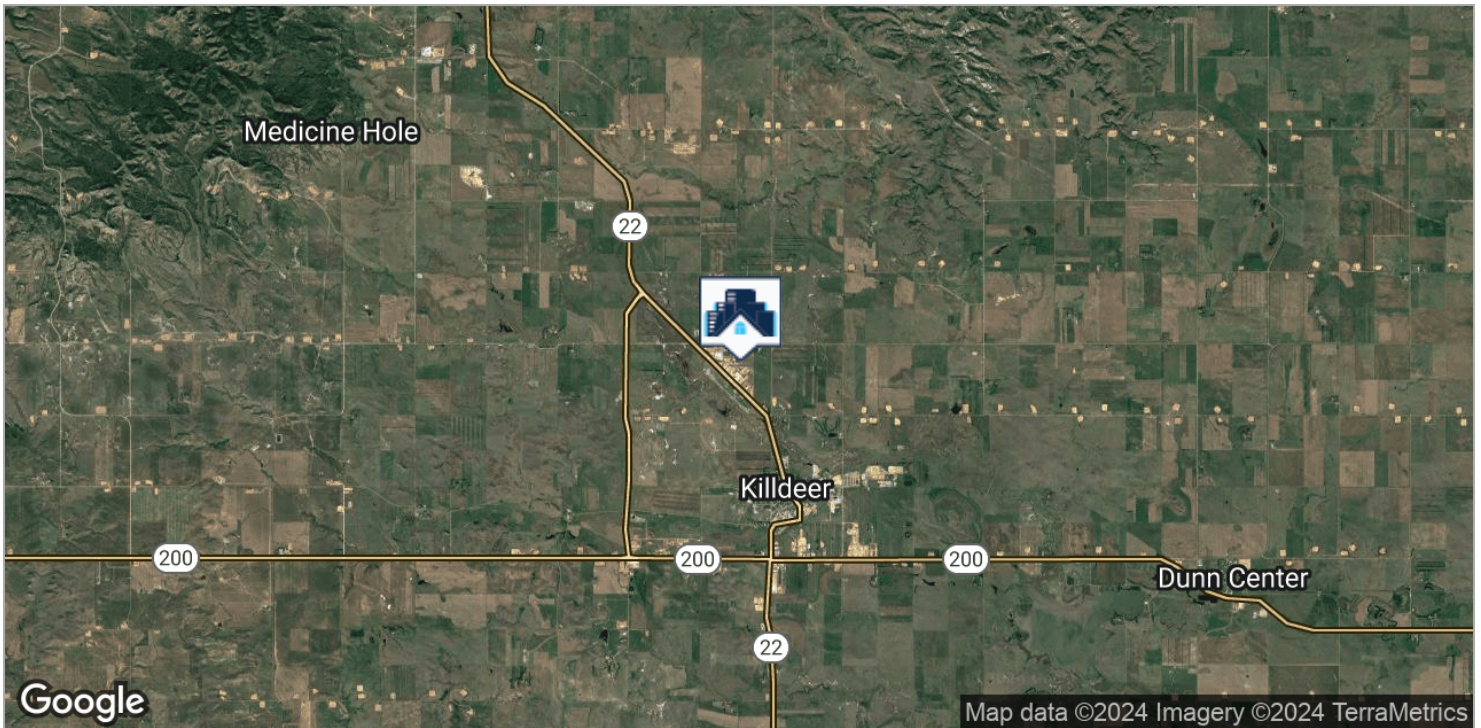


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LOCATION MAPS



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AERIAL MAP



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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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