

STORAGE UNITS FOR SALE
497 ELKS DRIVE, DICKINSON, ND 58601



3 STORAGE UNIT
BUILDINGS 9,720 SQ
FT



EXECUTIVE SUMMARY

Storage Units For Sale

3 Storage Unit Buildings: 9,720 SQ FT On 2.93 Acres | 497 Elks Drive, Dickinson, ND 58601



OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$649,000 |
| Building Size: | 9,720 SF |
| Lot Size: | 2.94 Acres |
| Price / SF: | \$66.77 |
| Year Built: | 1999 |
| Zoning: | Commercial |

PROPERTY OVERVIEW

3 Storage Unit Buildings: 9,720 SQ FT on 2.93 Acres. Total of 63 Units.

PROPERTY HIGHLIGHTS

- 3 Buildings - 3,240 SQ FT Each
- Great Visibility Right Off The Highway
- Cold Storage Units
- 2.92 Acres
- 65,066 SQ FT With Buildings
- 63,000 Excess Land
- Fully Fenced For Added Security
- 10 Year Billboard Lease
- Total of 63 Units include:
 - (9) 10x5', (12) 10x10', (18) 10x15', (18) 10x20', and (6) 10x25'
- Gross Potential Rent Income Of \$9,195.84 A Month At Current Rental Rate

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

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ADDITIONAL
PHOTOS



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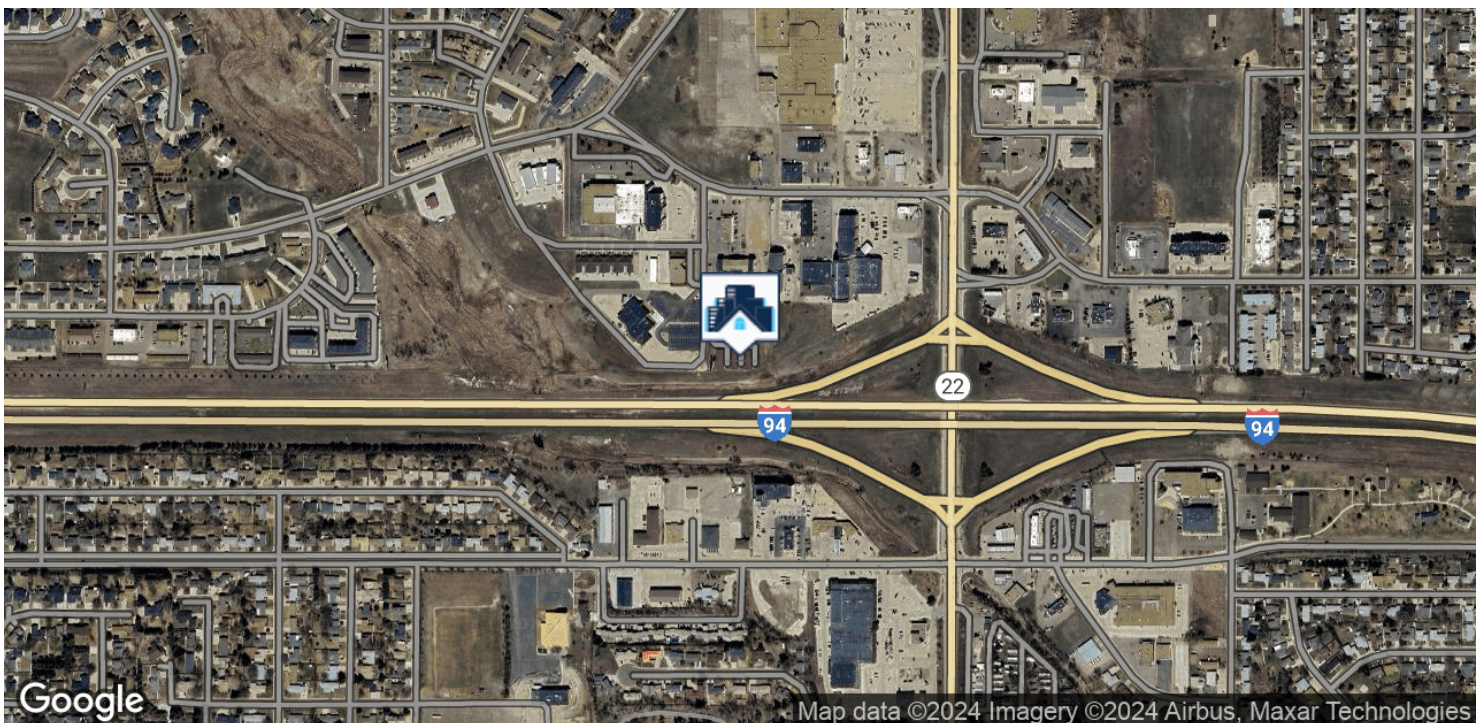
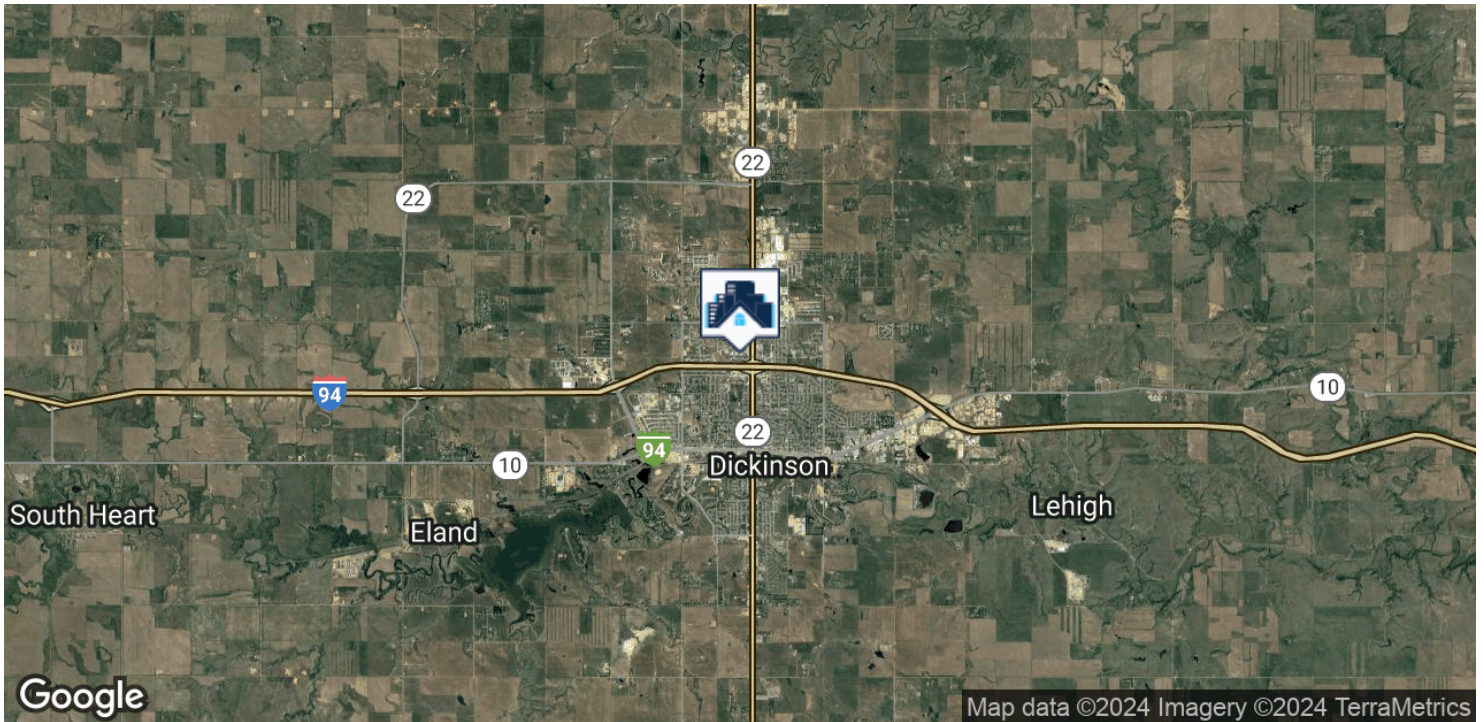


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LOCATION MAPS



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AERIAL MAPS



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RETAILER MAP



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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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