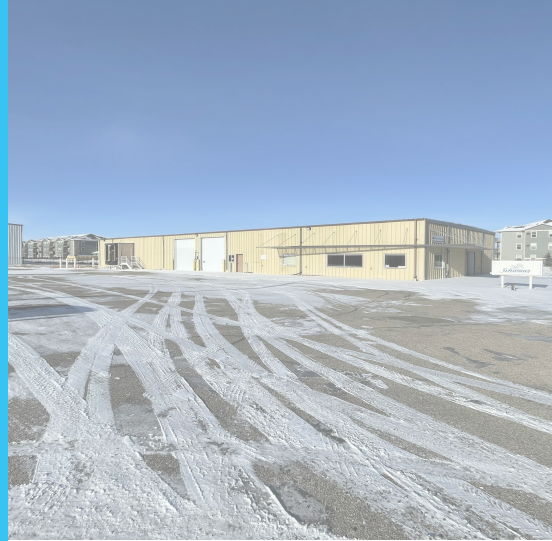


INDUSTRIAL PROPERTY FOR SALE
2901 UNIVERSITY AVE, WILLISTON, ND 58801



FORMER SCHWAN'S
DISTRIBUTION



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Introducing the Former Schwan's Distribution – a prime commercial flex space located at 2901 University Avenue, Williston. This exceptional property is situated in a highly visible and easily accessible location along the main thoroughfare, making it an ideal investment opportunity for businesses seeking high visibility and foot traffic. With a sprawling 37,960 square foot lot area, there's ample room for businesses of all sizes to thrive.

The available space boasts a generous 7,180 square feet of building area, equipped with 22,000 square feet of dedicated parking to accommodate the needs of customers, employees, and suppliers alike. The facility also includes an additional 1,620 square feet of refrigerated storage, perfect for businesses in the food and beverage, retail, or pharmaceutical industries.

Inside the building, you'll find three individual offices, providing essential private spaces for business operations and meetings. Additionally, a well-designed bull pen work area enables collaborative efforts among the employees while offering plenty of space to grow and adapt to the business' necessities.

The Former Schwan's Distribution property is ideally suited for a variety of enterprises, such as grocery stores, distribution centers, or even an expanding e-commerce business. Its prime location and extensive amenities make it an excellent investment in the current economic climate. Don't miss the opportunity to capitalize on the potential of this property in a rapidly growing industry.

Seize the moment and elevate your business game! The Former Schwan's Distribution property is available for Sale Only. Don't let this significant investment pass you by – take the first step today and get in touch to explore the endless possibilities that this highly sought-after property can offer to your business. Act now!

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

ERIK PETERSON

701.369.3949

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ND #9328 MT #65900



PROPERTY DETAIL



OFFERING SUMMARY

Sale Price:	\$775,000
Building Size:	7,180 SF
Lot Size:	0.871 Acres
Price / SF:	\$107.94
Year Built:	1979
Zoning:	Light Industrial

PROPERTY HIGHLIGHTS

- 7,180 SQ FT Warehouse
- Includes 1,620 SQ FT Refrigerated Storage
- 3 Individual Offices Plus Bullpen Office Area
- Large Parking Area
- Prime Location

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ADDITIONAL
PHOTOS



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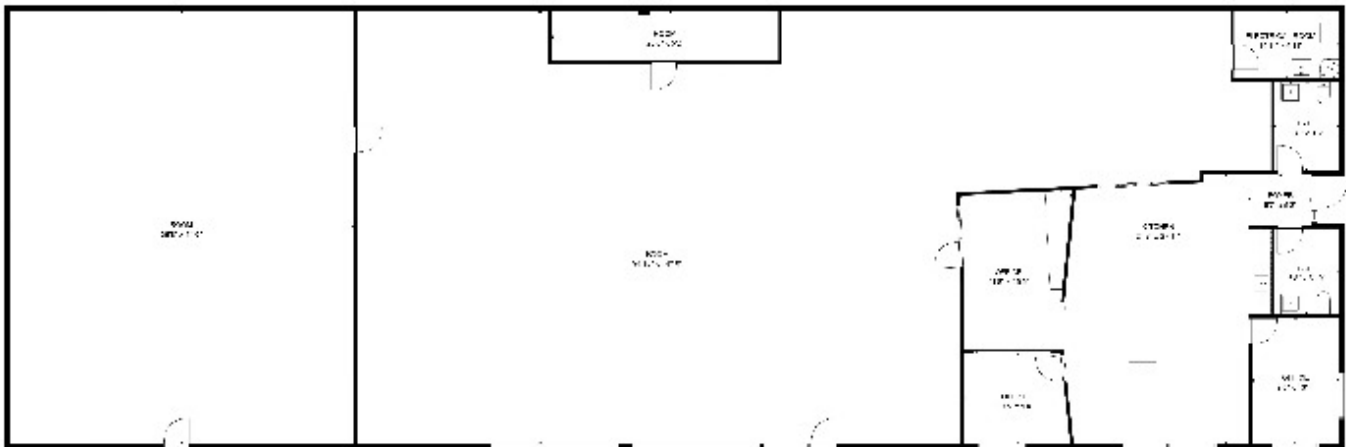


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FLOOR PLANS

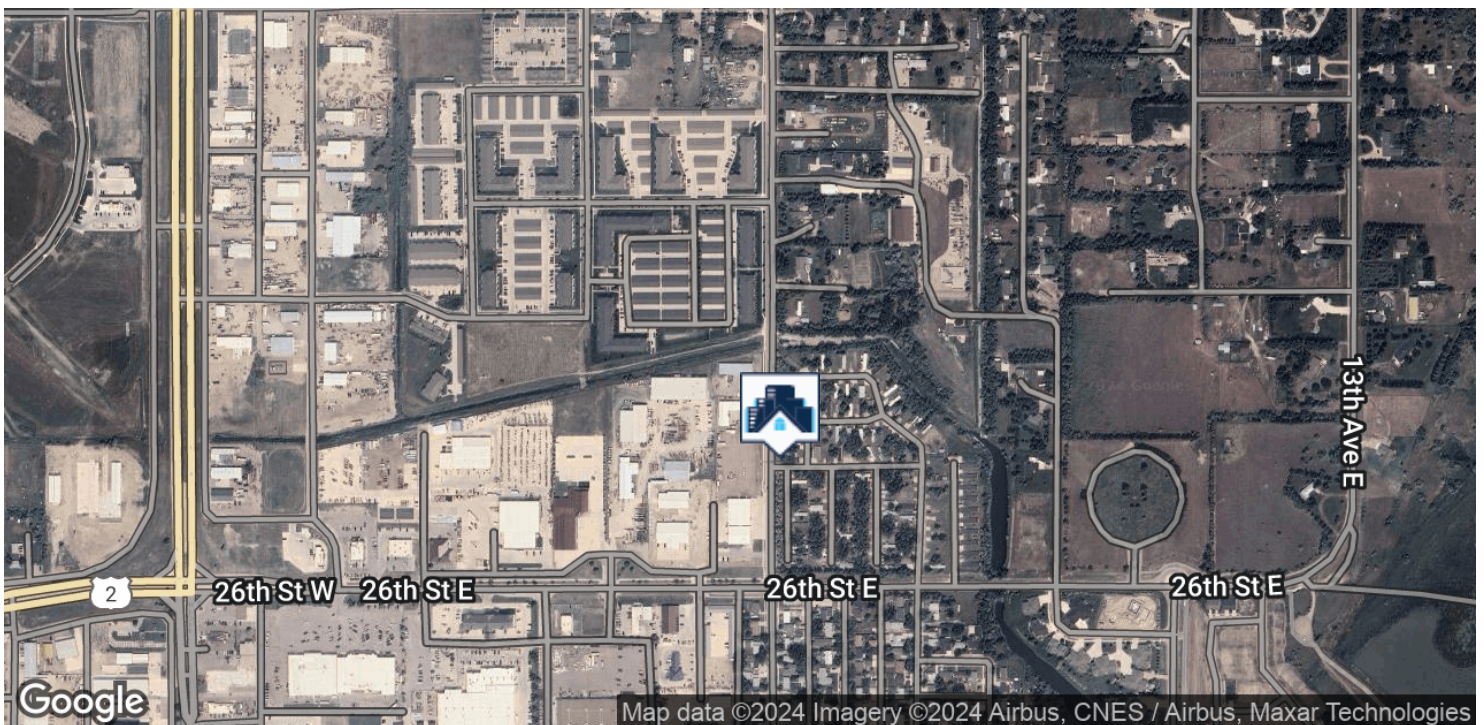
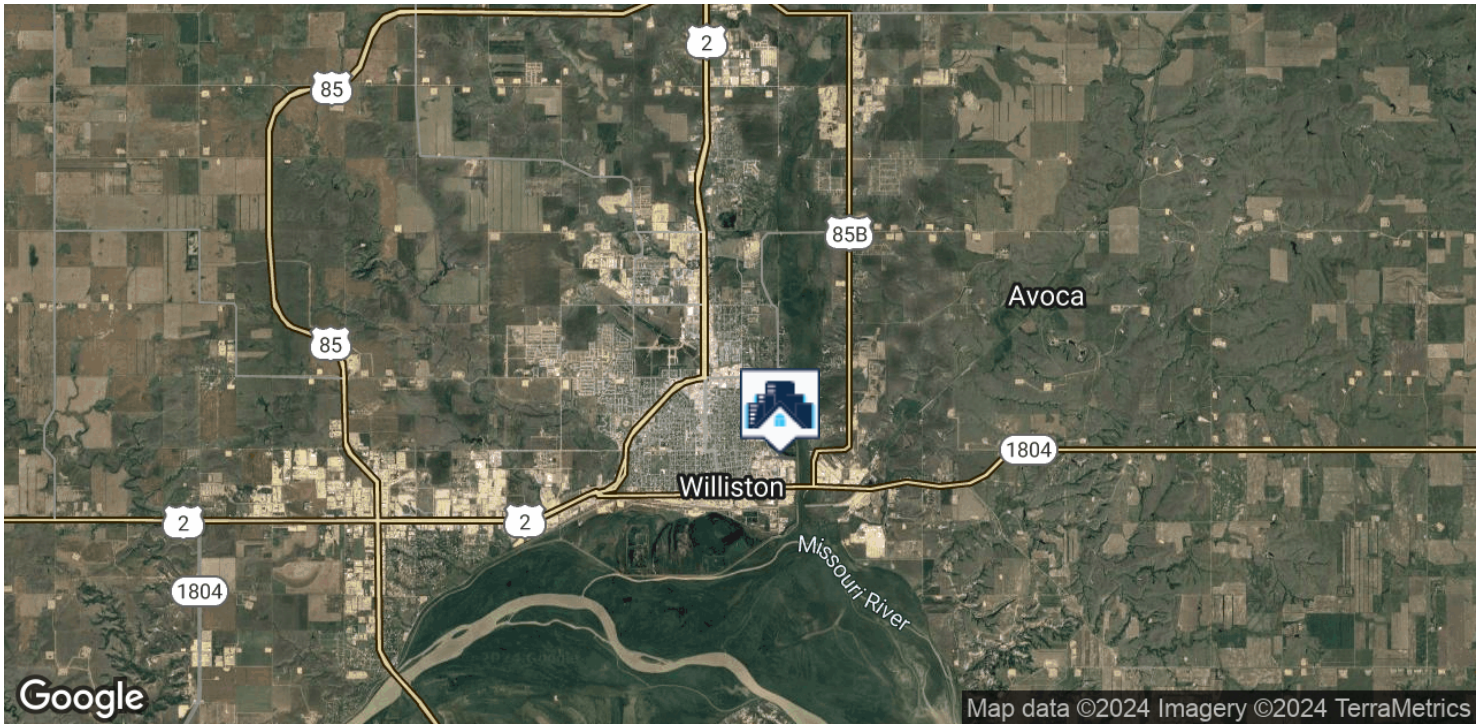


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LOCATION MAP



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AERIAL
MAP



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RETAILER MAP



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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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