

SHOP/YARD FOR SALE

QES (GREAT WHITE) PRESSURE CONTROL

14024 Bennett Loop, Williston, ND 58801



SALE PRICE:	\$1,100,000
LOT SIZE:	+/- 8.86 Acres
BUILDING SIZE:	+/- 8,400 SF
OVERHEAD DOORS	4 16'X14' Doors
DRIVE THROUGH BAYS:	2
CEILING HEIGHT:	18'
ZONING:	Commercial
MARKET:	NW Williston
SUB MARKET:	Bennet Industrial Park
CROSS STREETS:	51st St NW And HWY 85

PROPERTY OVERVIEW

FOR SALE ONLY-not for lease.

Hard to Find Smaller Shop in Williston, ND. \$1,100,000

PROPERTY FEATURES

- +/-8,400 SF
- Heated Shop
- Two 120' Drive-through Bays
- 16'x14' Overhead Doors
- Pull in Two Full Tractor-Trailers!
- +/- 8.86 Acres
- Easy Access to Hwy 85 & Hwy 2
- Fully insulated
- Well-Lit Heated Shop w/ Ceiling Fan
- Back-Up Generator

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
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MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
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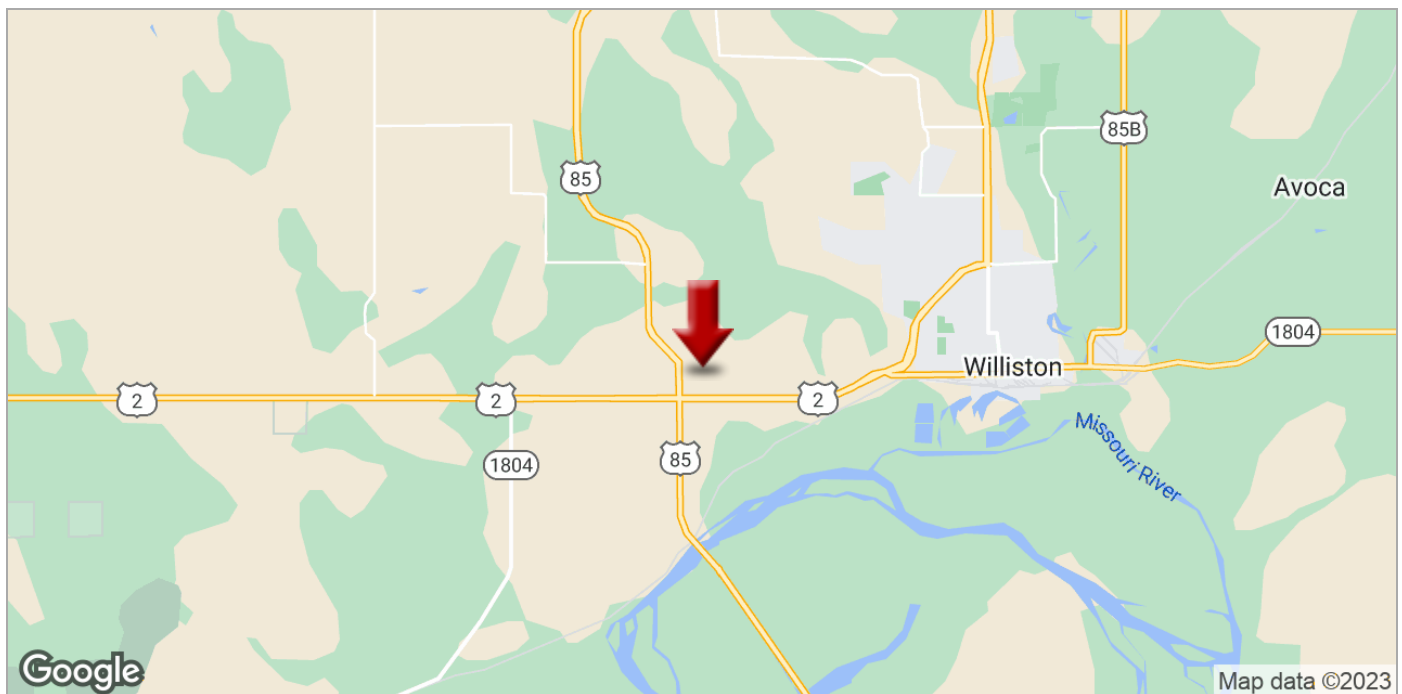
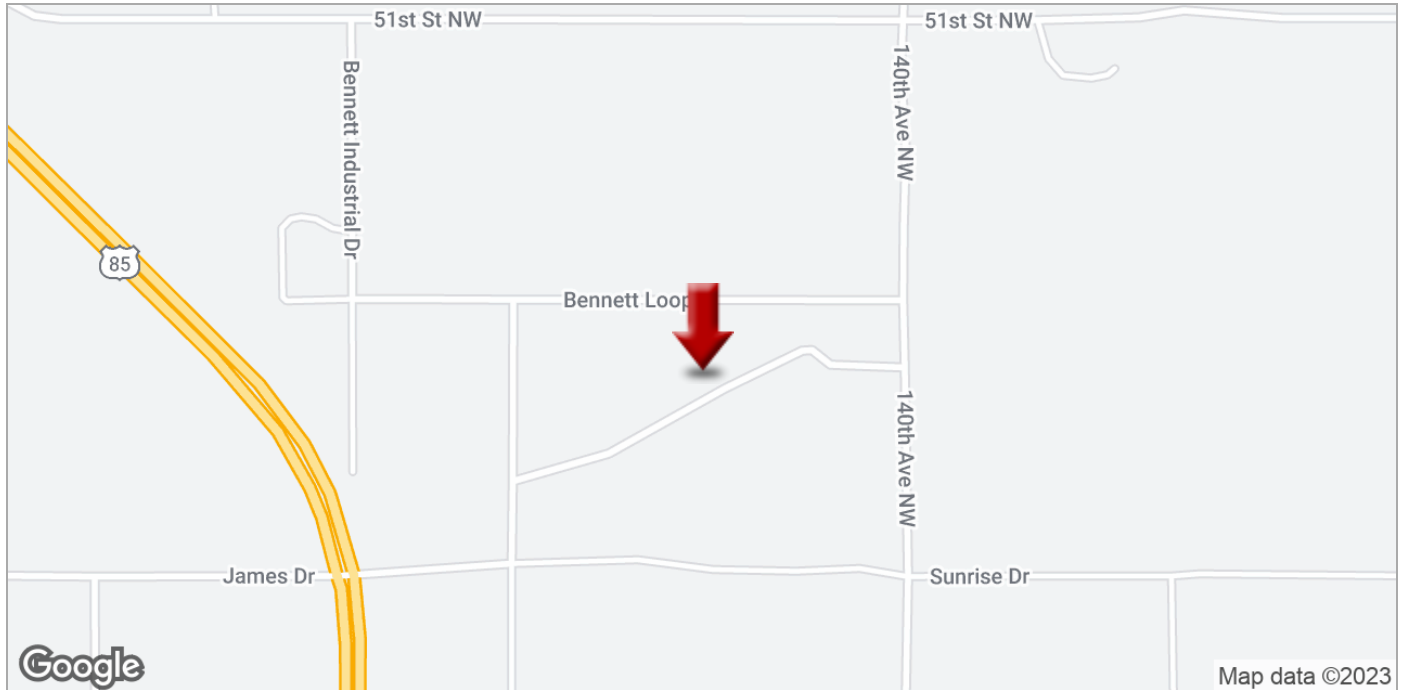
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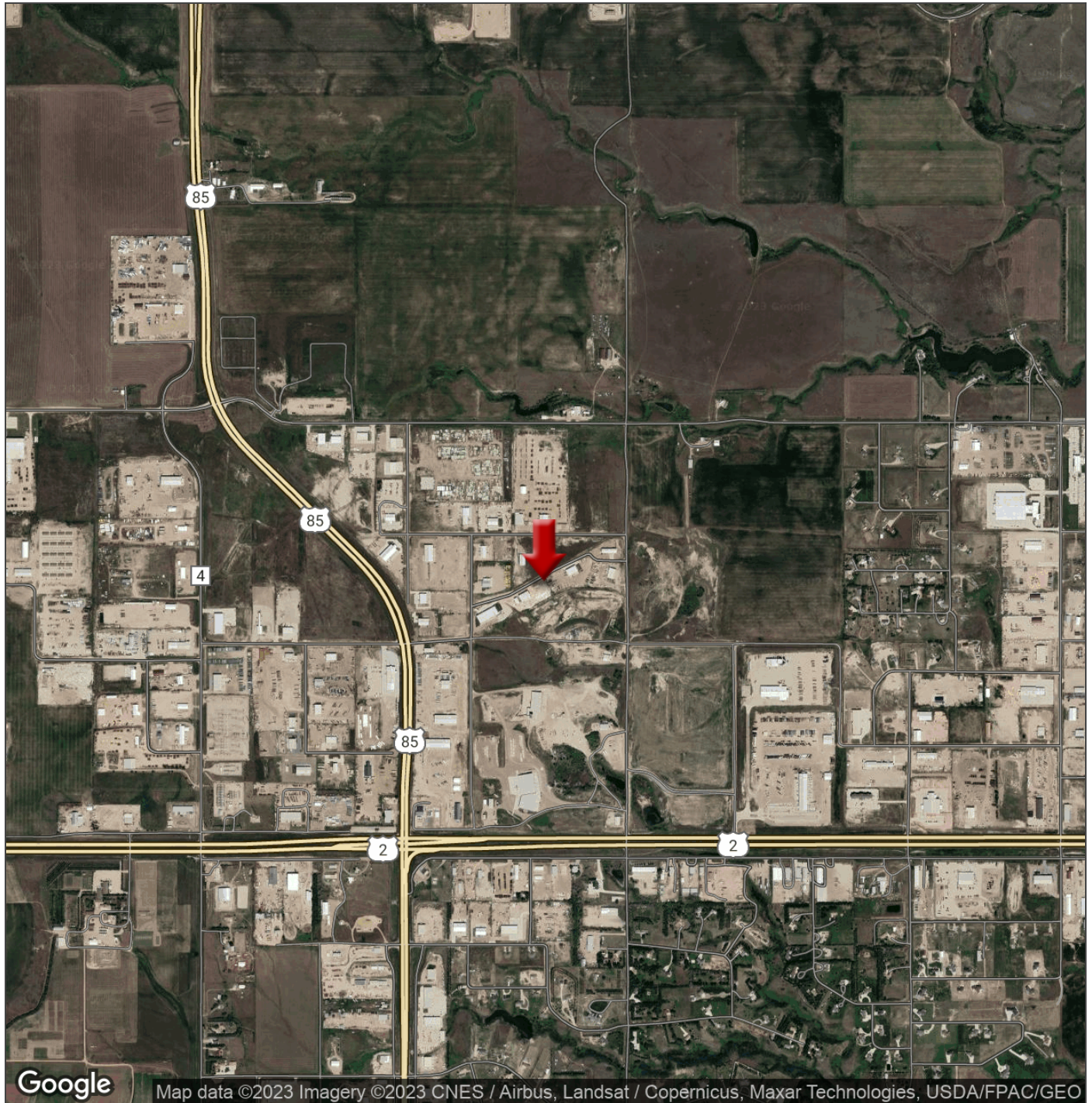
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*SITE PLAN COMING SOON

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SHOP/YARD FOR SALE

* BUILDING PLAN-COMING SOON

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COMING SOON

Floor Plan Information

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WILLIAMS COUNTY, ND TAX INFO.

14024 Bennett Loop, Williston, ND 58801



Williams County Property Tax Information

45-154-01-19-02-005

Property Facts

<i>Property ID</i>	45-154-01-19-02-005	<i>Property Owner</i>	GREAT WHITE PRESSURE CONTROL LLC
<i>Property Address</i>	14024 BENNETT LP WILLISTON, ND 58801	<i>Addressee</i>	GREAT WHITE PRESSURE CONTROL LLC
<i>Addition</i>	BENNETT INDUSTRIAL PARK SECOND ADD	<i>Owner Address</i>	4500 SE 59TH ST OKLAHOMA CITY, OK 73135-3326
<i>Legal Description</i>	B 2 L 1 #817026	<i>Taxpayer</i>	GREAT WHITE PRESSURE CONTROL LLC
<i>Township</i>		<i>Taxpayer ID</i>	44935
<i>Range</i>		<i>Taxpayer Address</i>	4500 SE 59TH ST OKLAHOMA CITY, OK 73135-3326
<i>Section</i>		<i>Property Type</i>	REAL
		<i>Number of Acres</i>	8.86000
		<i>School District</i>	New Public District SD #8
		<i>Fire District</i>	Williston Rural Fire District #1

Statements

Year	Statement	Full Value	Mills	Taxes	Specials	Total	Fees	Penalty	Interest	Discount	Payoff
2016	160226558	1,169,900	122.42	6,301.65	0.00	6,301.65	0.00	0.00	0.00	0.00	0.00
2015	150252818	1,076,300	126.39	5,985.49	0.00	5,985.49	0.00	0.00	0.00	0.00	0.00
2014	140225685	1,070,900	126.22	5,947.45	0.00	5,947.45	0.00	0.00	0.00	0.00	0.00
2013	130125094	949,300	144.22	6,023.95	0.00	6,023.95	0.00	0.00	0.00	0.00	0.00
2012	1218408	103,600	207.97	1,077.28	0.00	1,077.28	0.00	0.00	0.00	0.00	0.00

Payments

Year	Statement	Net	Specials	Fees	Penalty	Interest	Discount	Total
2016	160226558	6,301.65	0.00	0.00	0.00	0.00	315.08	5,986.57
	2/8/2017	5,986.57	0.00	0.00	0.00	0.00	315.08	5,986.57

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BACKGROUND

Michael Houge is a Director with KW Commercial-Minneapolis after contributing for over three years as Vice President with Transwestern Minneapolis, where he co-directed the Investment Sales Group (ISG).

Mr. Houge has almost thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions.

Michael has also leased over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Mr. Houge has also earned the two most prestigious designations in the commercial real estate industry: Certified Commercial Investment Member (CCIM) and The Society of Industrial and Office Realtors (SIOR). Obtaining both designations is a rare feat, since only approximately 850 of the more than one million REALTORS hold both. Michael has served as the President of the Minnesota Dakotas Chapter of both organizations.

EDUCATION

B.A. University of Minnesota-Twin Cities Campus

CCIM Curriculum of the CCIM Institute

MEMBERSHIPS & ASSOCIATIONS

CCIM-Certified Commercial Investment Member
SIOR-Society of Office and Industrial REALTORS
NAIOP-National Association of Industrial and Office Parks
MNCAR-Minnesota Commercial Association of REALTORS
ICSC-International Council of Shopping Centers
MAR-Minnesota Association of REALTORS
NAR-National Association of REALTORS

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