

13559 Bassett Lane-11,200 SF Shop/Office/Yard

WILLISTON, ND



OFFERING MEMORANDUM

KW COMMERCIAL

1350 Lagoon Ave S, Ste. 900

Minneapolis, MN 55408

PRESENTED BY:

MICHAEL HOUGE, CCIM, SIOR

Director Of Commercial

612.701.7454

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ND #7909 - MN #86083

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WILLISTON, ND

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13559 BASSETT LANE

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

AERIAL MAP

ADVISOR BIO & CONTACT 1

Executive Summary



SALE PRICE:	\$1,100,000
PRICE PER SF:	\$88.83
YARD SIZE:	+/- 3.58 Acres
BUILDING SIZE:	+/- 11,200 SF
GRADE LEVEL DOORS	5
DOORS:	16'x14'
OFFICE:	4 Private, Reception, Breakroom
YEAR BUILT:	2015
ZONING:	Commercial
MARKET:	Williston
SUB MARKET:	Missouri Ridge Commercial Park
CROSS STREETS:	58th St NW & US Hwy 2

PROPERTY OVERVIEW

Low Cost-High Quality 11,200 SF Shop/Office/Yard \$1,100,000

PROPERTY FEATURES

- Finished Offices
- Level, Stabilized Lot
- Mezzanine Area
- In-Floor Heat
- Dual Floor Heat Zones
- Heat in Offices Augmented by Forced-Air
- Floor Drains
- 5 16X14' Overhead Doors
- 1 Drive-through Bay
- 4 Drive-in Bays
- Bays are 85' Deep-Pull in a Full Tractor-Trailer'
- 120'x85' Building

Property Details

ADDRESS:	13559 Bassett Ln.
ADDRESS:	Williston, ND 58801
PROPERTY TYPE:	Shop/Office/Yard
TAX ID # (APN):	46-155-01-28-06-207
LOT SIZE:	+/- 3.58 Acres
ZONING:	Commercial
CROSS STREETS:	58th St NW & US Hwy 2
YEAR BUILT:	2015
WALLS:	Steel. Sheet rock in the offices.
MEZZANINE:	Yes-Need carpet or VCT
CEILINGS:	Dropped ceiling in office area
POWER:	Heavy 480 Volt 3-Phase Power
ROOF:	Steel



Additional Photos



Additional Photos



Additional Photos



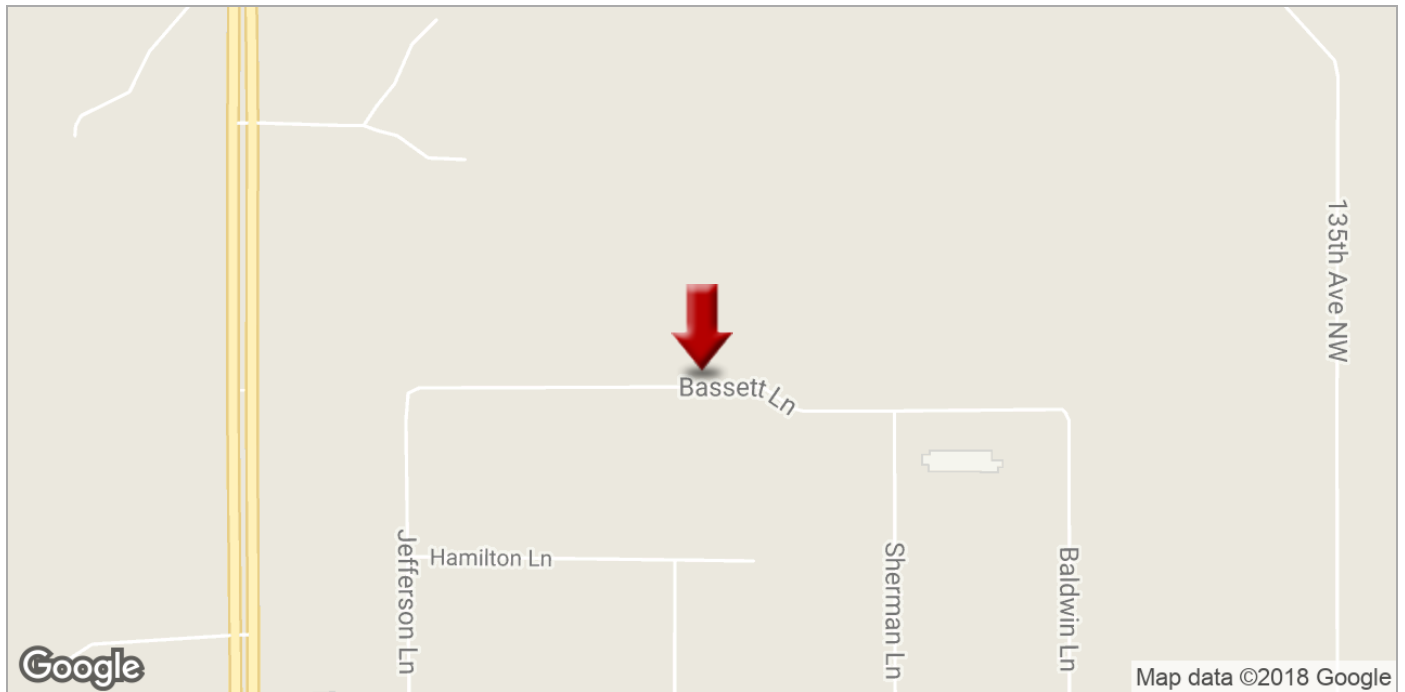
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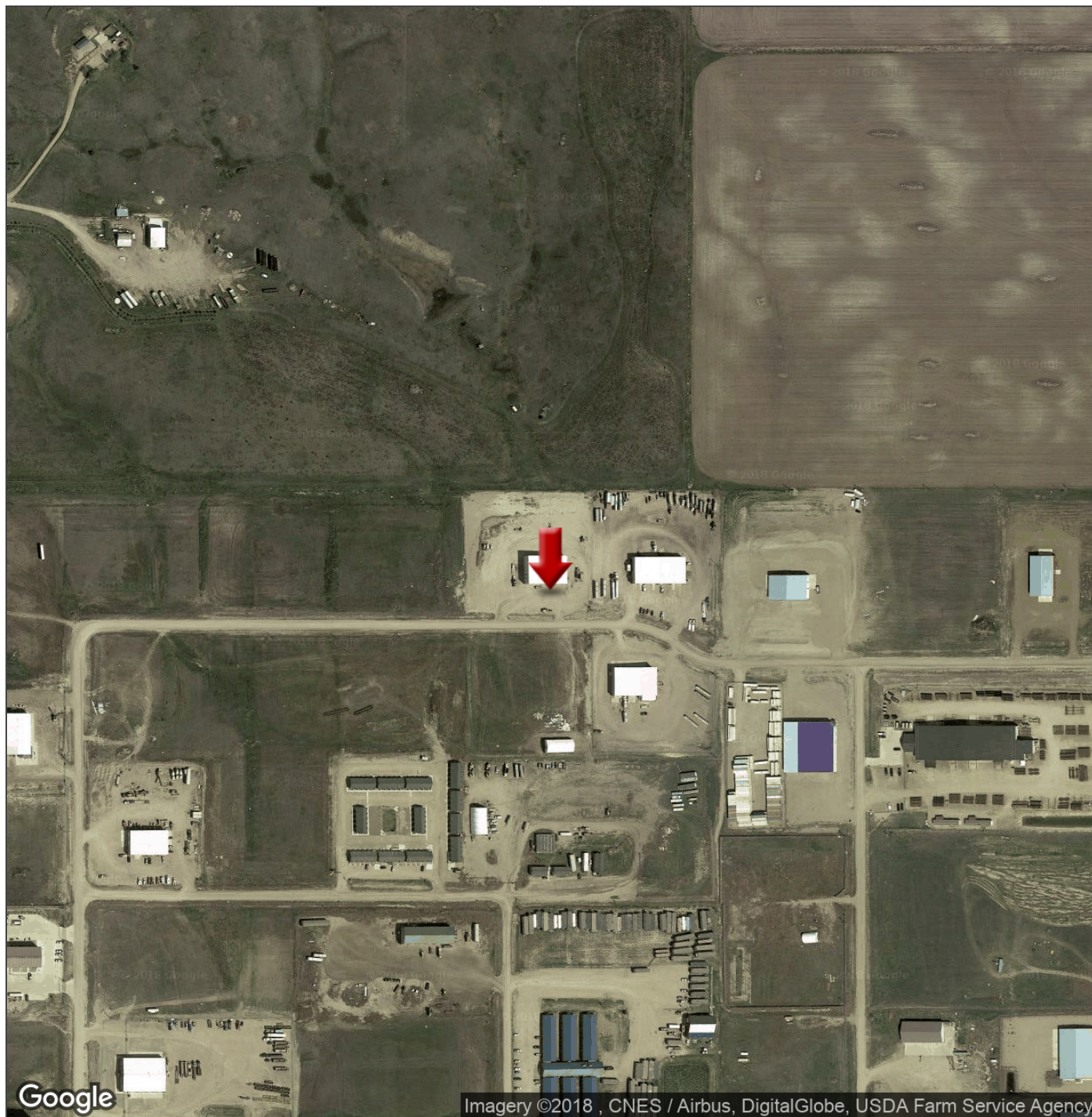
Regional Map



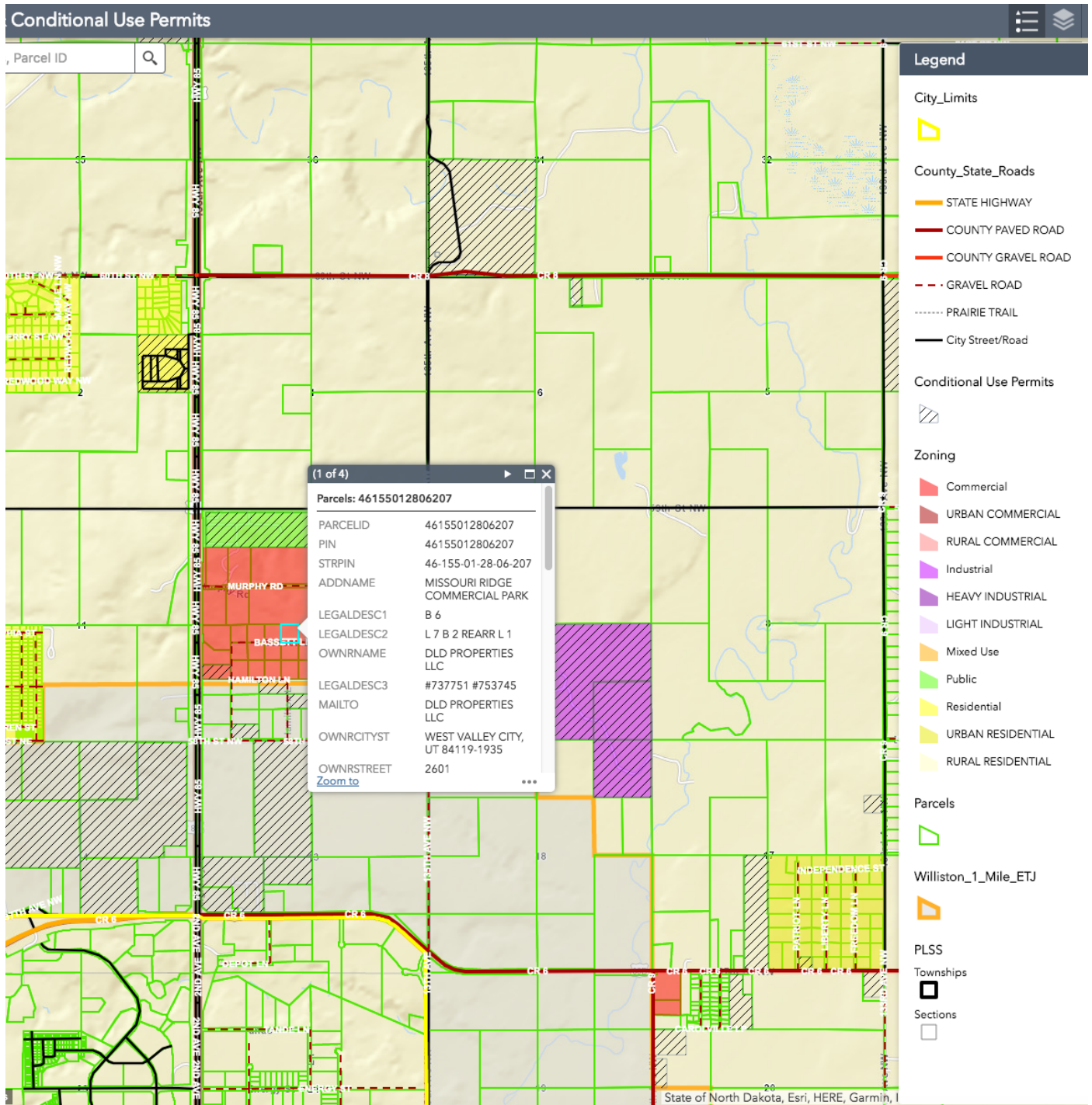
Location Maps



Aerial Map



Zoning Map



Advisor Bio & Contact 1



Michael Houge, CCIM, SIOR

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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