

REDUCED PRICE! INDUSTRIAL SHOP IN  
ALEXANDER, ND

2698 ND-68, ALEXANDER, ND 58831



BEST VALUE!  
INDUSTRIAL SHOP NEAR  
WILD BISON TRUCK  
STOP



EXECUTIVE  
SUMMARY

## OFFERING SUMMARY

REDUCED Sale Price: Call for Price

Available SF: 22,500 SF

Lot Size: 2.82 Acres

Building Size: 22,500 SF

Price / SF: -

## PROPERTY OVERVIEW

Proven Realty, **in Collaboration with CBRE & Chance Lindsey** Are Pleased To Offer This Industrial Shop Facility in the Heart of the Bakken Near Alexander, ND. This Would Be A Great Business Opportunity For A Trucking Company. The Shop Has Great Space and It Has The Ability To Accommodate Various Uses Such As A Truck Mechanic's Shop, Frac Tank, Truck Or Drill Rig Cleaning, Truck Or Equipment Storage, Or General Oilfield Service Company Use.

This Is An Incredible, Strategic Location, Just Off The Intersection of Highway 85 & Highway 68, Next to The Wild Bison Travel Center, Which Has 15 Acres Of Truck Parking, High Speed Pumps, Clean Showers, Trucker's Lounge, Cafe, Grab & Go Food, and a Full Service Convenience Store. This Location Is In The "Bulls-eye" Of The Bakken, and Is Roughly 20 Minutes From Williston, the Infrastructure Hub, Watford City, the Drilling Hot Spot and Fairview, MT, Home To One Of The Region's Largest And Newest Transload Facilities.

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



# PROPERTY DETAILS & HIGHLIGHTS

## INDUSTRIAL SHOP FOR SALE

Industrial Shop In Alexander ND | 2698 ND-68, Alexander, ND 58831

Property Name: Industrial Shop in Alexander, ND.  
2698 ND-68,  
Alexander, ND 2698 ND-68, Alexander, ND 58831  
58831

Property Type: Industrial Shop

Lot Size: 2.82 AC

Building Size: 22,500 SF

Rail Access: N/A

### PROPERTY OVERVIEW

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### LOCATION OVERVIEW

This is an incredible, strategic location, just off the intersection of Highway 85 and Highway 68, Next to The Wild Bison Travel Center, which has 15 acres of truck parking, high speed pumps, clean showers, lounge, cafe, grab and go food, and a full service convenience store. This location is in the "Bulls-eye" of the Bakken, and is roughly 20 minutes from Williston, the infrastructure hub, Watford City, the drilling hot spot and Fairview, MT, home to one of the region's largest and newest transload facilities.



### SALE HIGHLIGHTS

- Incredible, Strategic Location, Just Off The Intersection of Highway 85 & Highway 68, Next to The Wild Bison Travel Center
- Multiple Uses: Large Shop Available Immediately!
- Priced Well Below Half Of Construction Cost

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ADDITIONAL  
PHOTOS



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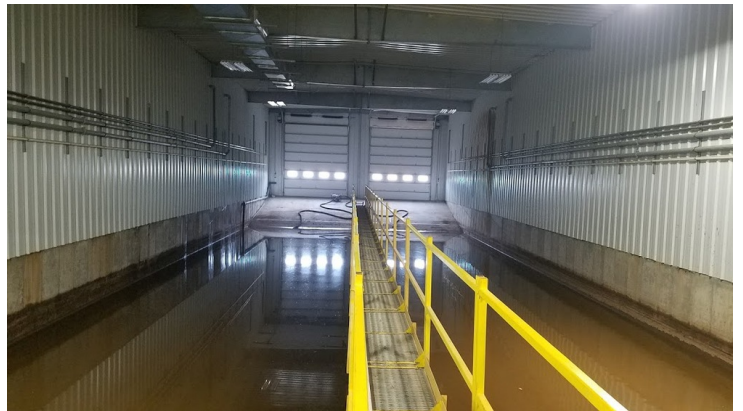


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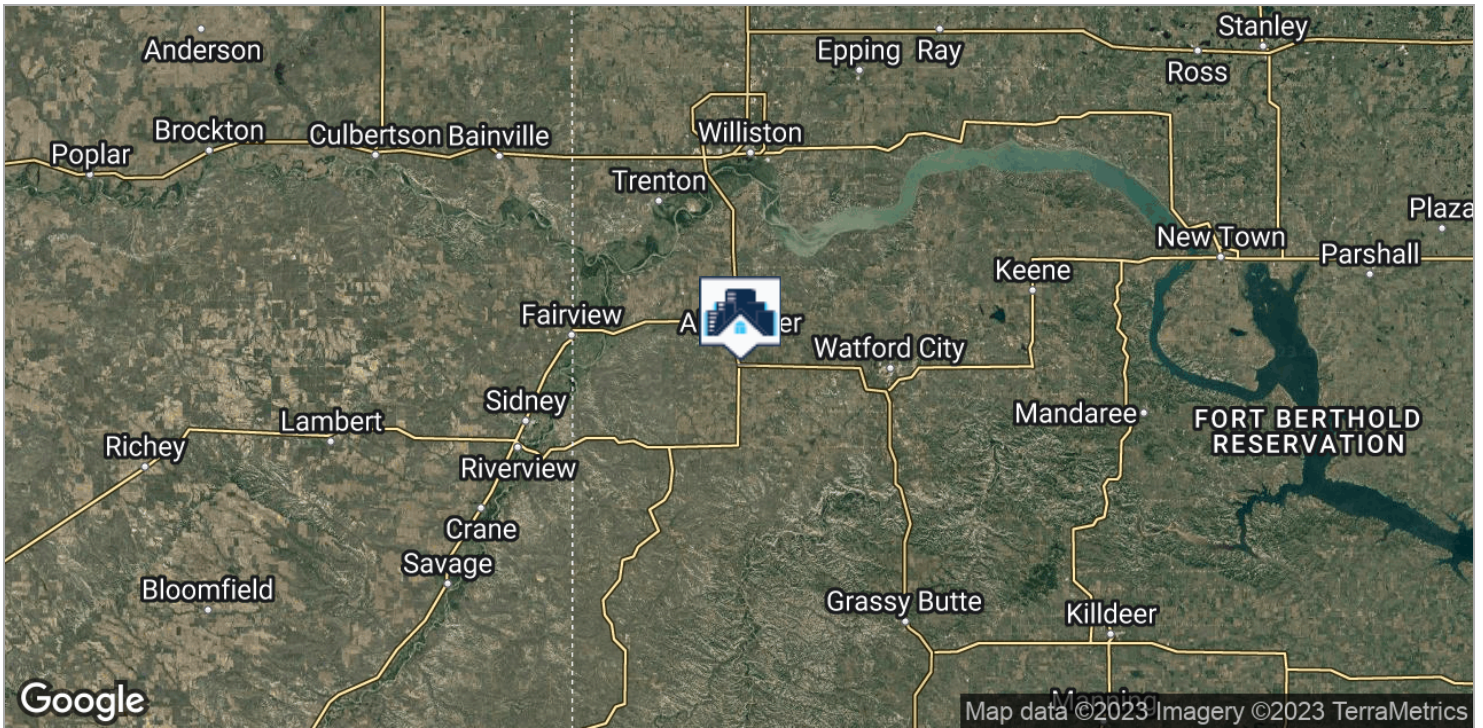
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## LOCATION MAPS



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AERIAL  
MAP



Industrial Shop in Alexander  
ND

Imagery ©2023 Airbus, Maxar Technologies, USDA/FPAC/GEO

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# ADVISOR BIO & CONTACT

## ERIK PETERSON

### Owner/Broker

3210 27th St West, Suite 207A  
Williston, ND 58801  
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Erik@ProvenRealtyND.com  
ND #9328

## 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

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