

6,810 SQ SHOP ON AN ACRE FOR SUBLEASE

10 74TH STREET EAST, WILLISTON, ND 58801



LEGACY- 6,810 SQ FT
SHOP ON 1 ACRE WITH
HIGHWAY FRONTAGE



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 6,810 SF

Lease Rate: \$15.00 SF/yr (NNN)

Lot Size: 1.0 Acres

Building Size: 6,810 SF

Zoning: Commercial

PROPERTY OVERVIEW

SUB LEASE-Williston 6,810 Sq Ft High Quality Industrial Building In Prime Location, In the Heart of Williston With Highway 2 Exposure

PROPERTY HIGHLIGHTS

- 6,810 Sq Ft High Quality Industrial Building
- Prime Location, In the Heart of Williston With Highway 2 Exposure
- One Acre of Flat, Compacted Land On Highway 2
- 3 Drive In Bays With 16' X 14' Oversized Insulated Doors & Tall Ceiling Clearance
- Two Office Areas, One Inside Shop And The Other As A Stand Alone Office
- Two Mezzanine Areas, One Setup For Office Workstation, The Other Storage
- 3 Ton Jib Crane
- Sublease Through 11.30.19, Option For Longer Term Available

Proven Realty | 406.544.6489 | 3009 31st Ave. W #304A, Williston, ND 58801

ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND # #9328



PROPERTY DETAILS & HIGHLIGHTS

Property Name: Legacy- 6,810 SQ FT Williston Shop
On 1 Acre

Property Address: 10 74th Street East, Williston, ND
58801

Property Type: Industrial

Lot Size: 1.0 AC

Building Size: 6,810 SF

Zoning: Commercial

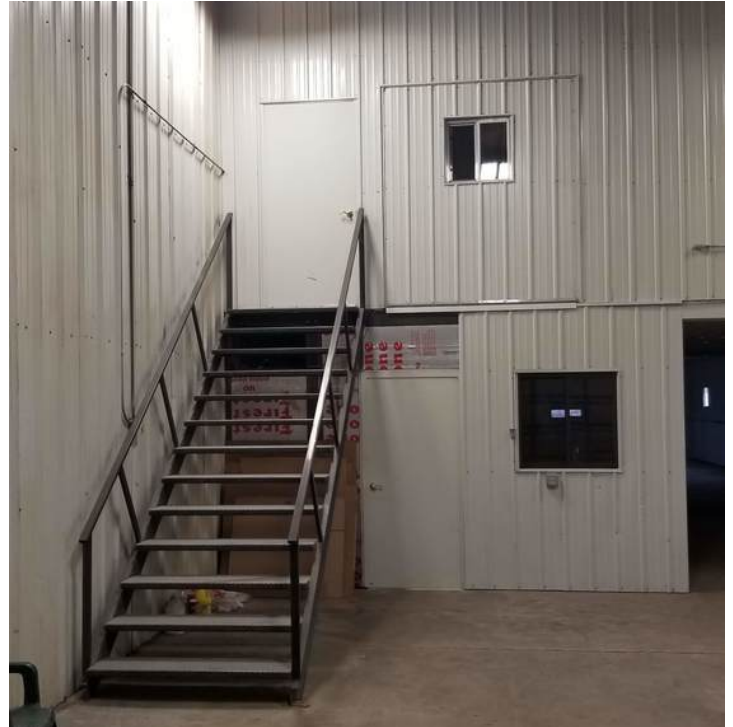
Rail Access: N/A

PROPERTY OVERVIEW

SUB LEASE-Williston 6,810 Sq Ft High Quality Industrial Building In Prime Location, In the Heart of Williston With Highway 2 Exposure

LOCATION OVERVIEW

Prime Location, in the Heart of Williston on the North Side With Highway 2 Exposure.



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ADDITIONAL
PHOTOS



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LOCATION MAPS



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AERIAL MAPS



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ADVISOR BIO & CONTACT

ERIK PETERSON

Owner/Broker

3009 31st Ave. W #304A
Williston, ND 58801
T 701.369.3949
Erik@ProvenRealtyND.com
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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 \$50 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, for 2 ½ years, 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 90 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 and his wife Paula have four children, three girls and a boy, ages 25, 23, 19, and 16. When he is not working tirelessly to assist clients find property, 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

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