

INDUSTRIAL PROPERTY FOR SALE
6011 138TH AVE NW, WILLISTON, ND 58801



RJ CORMAN-5,000 SQ
FT SHOP ON 10 ACRES
WITH OFFICE TRAILER



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,200,000

Lot Size: 10.0 Acres

Building Size: 5,000 SF

Price / SF: \$240.00

PROPERTY OVERVIEW

Hard To Find Shop On A 10 Acre Fenced Lot.

PROPERTY HIGHLIGHTS

- 5K Sq Ft. Shop On 10 Acres, Fenced & Improved
- CASH SALE PRICE= \$1,200,000
- 5,000 Sq Foot Shop, Dimensions: 50' X 100'
- +/-10 Acres Graded & Mostly Stabilized
- Good Location, Just off 60th Ave NW, On the New Airport Road Which Will Be Paved Soon
- Functional Design-Built in 2017
- One Drive Through Bay & One Drive In Bay
- Three Large 14 foot Overhead Doors
- Functional Design With 16' Eave Height
- Large Security Fence With Sliding Gate
- High Quality, Reinforced Concrete Floor

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

ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900



PROPERTY DETAILS & HIGHLIGHTS

Property Name: RJ Corman-5,000 SQ FT Shop On 10 Acres With Office Trailer

Property Address: 6011 138th Ave NW, Williston, ND 58801

Property Type: Industrial

Lot Size: 10.0 AC

Building Size: 5,000 SF

Rail Access: N/A

PROPERTY OVERVIEW

Hard To Find Shop On A 10 Acre Fenced Lot.

LOCATION OVERVIEW

Just Off 60th St. NW, 5 miles north of Williston, One Mile West of Highway 85 N. Close Proximity To The New Airport. Road is Scheduled To Be Paved in 2019



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ADDITIONAL
PHOTOS



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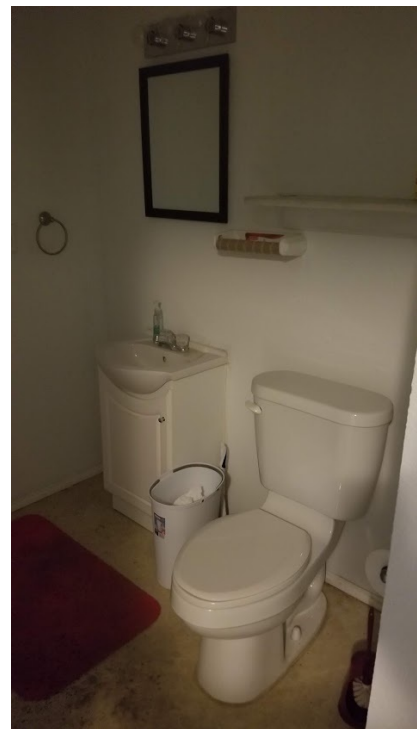
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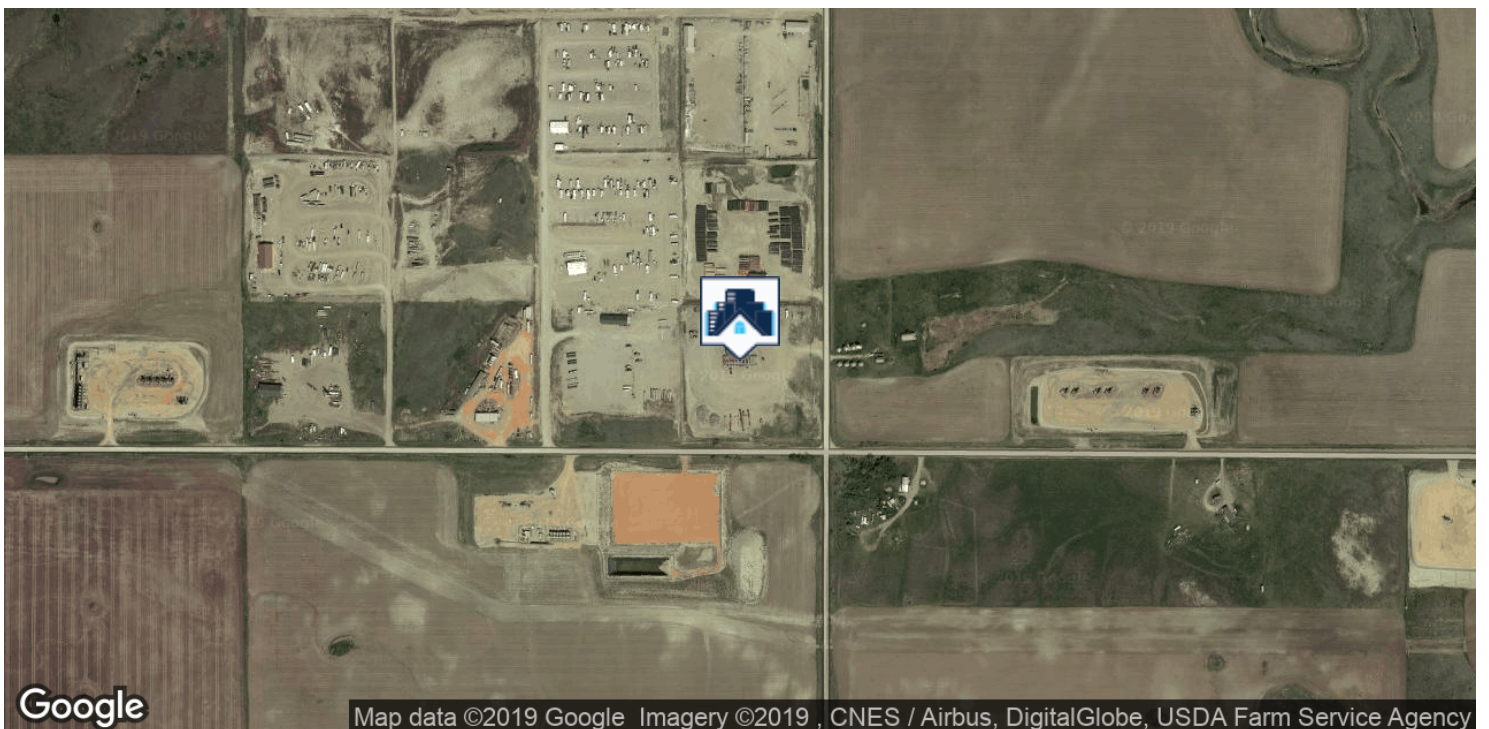
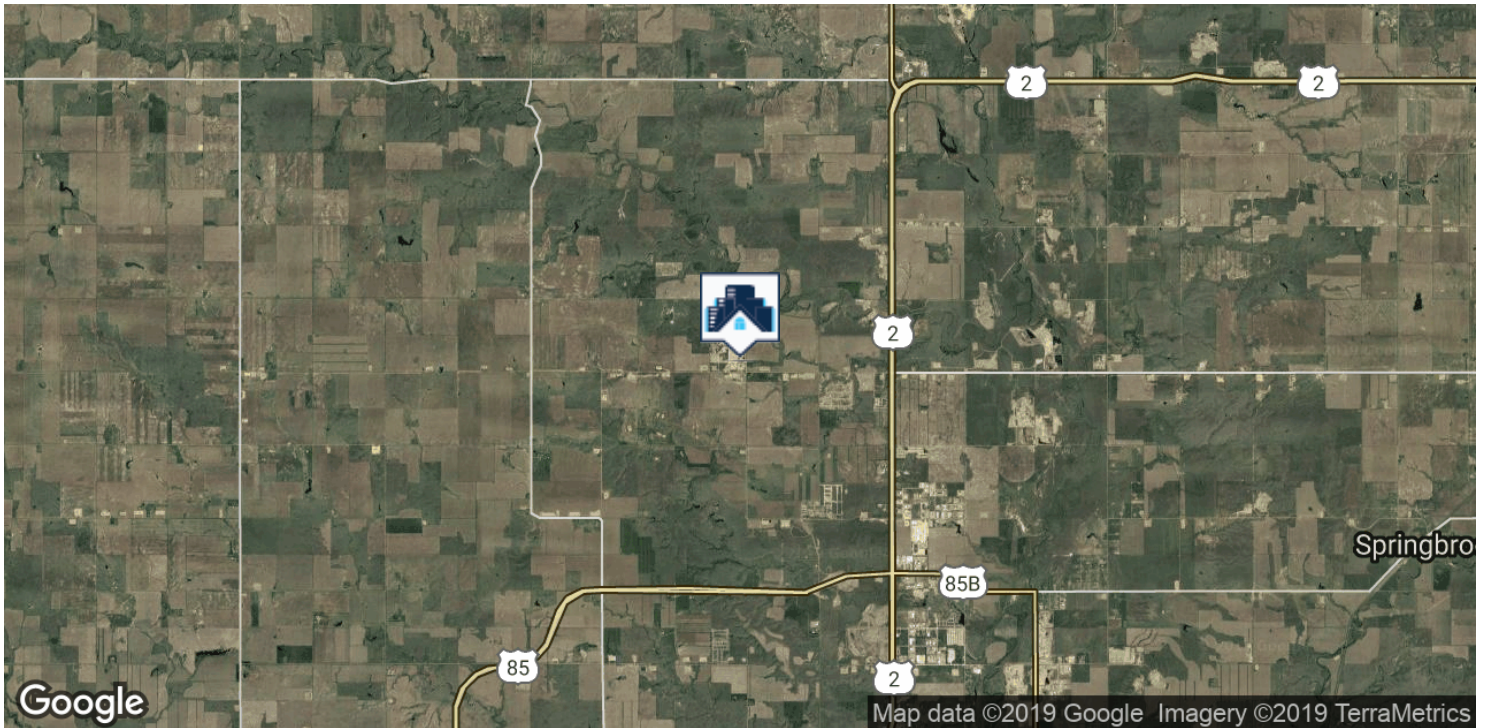
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LOCATION MAPS



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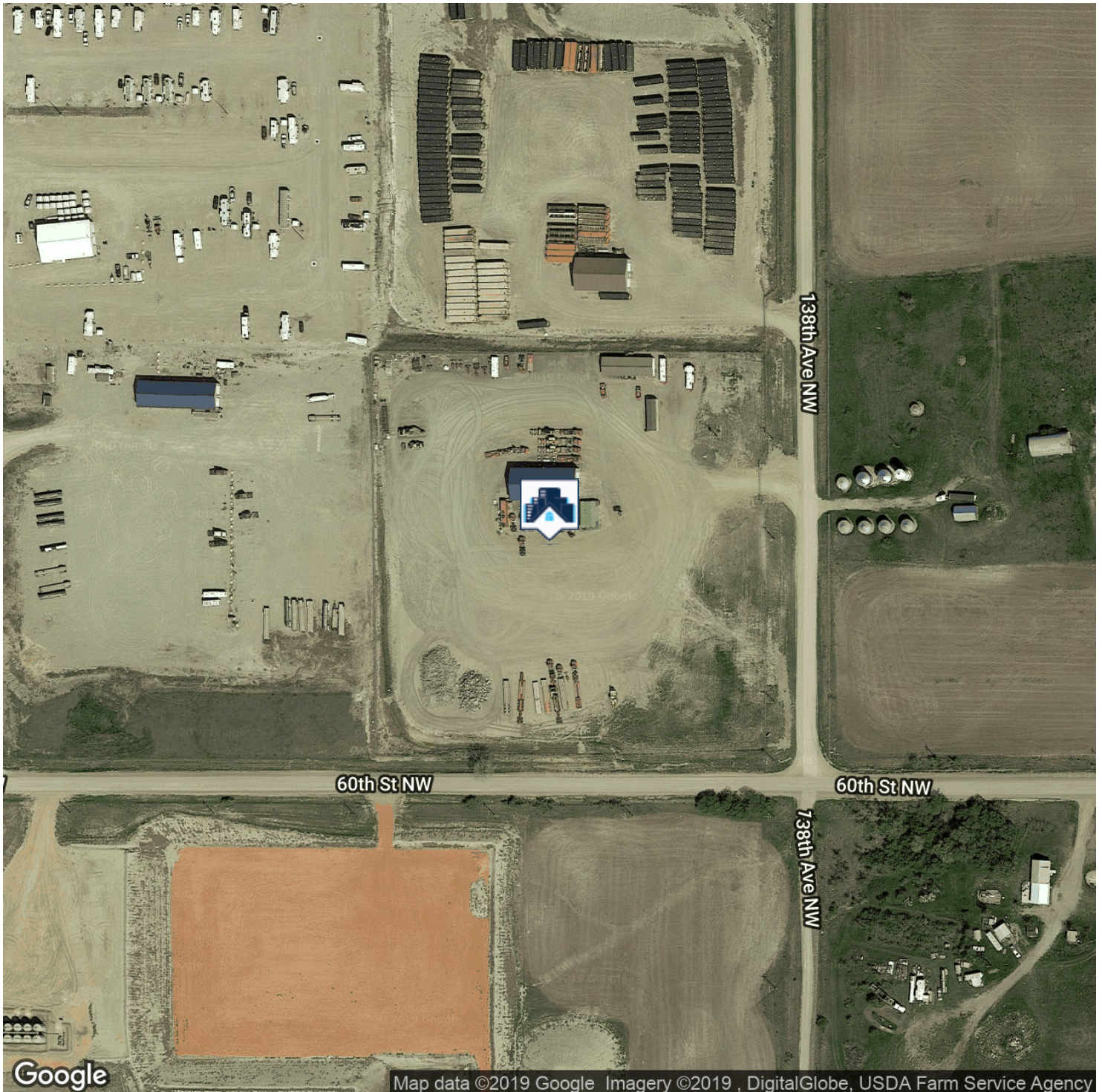
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AERIAL MAPS



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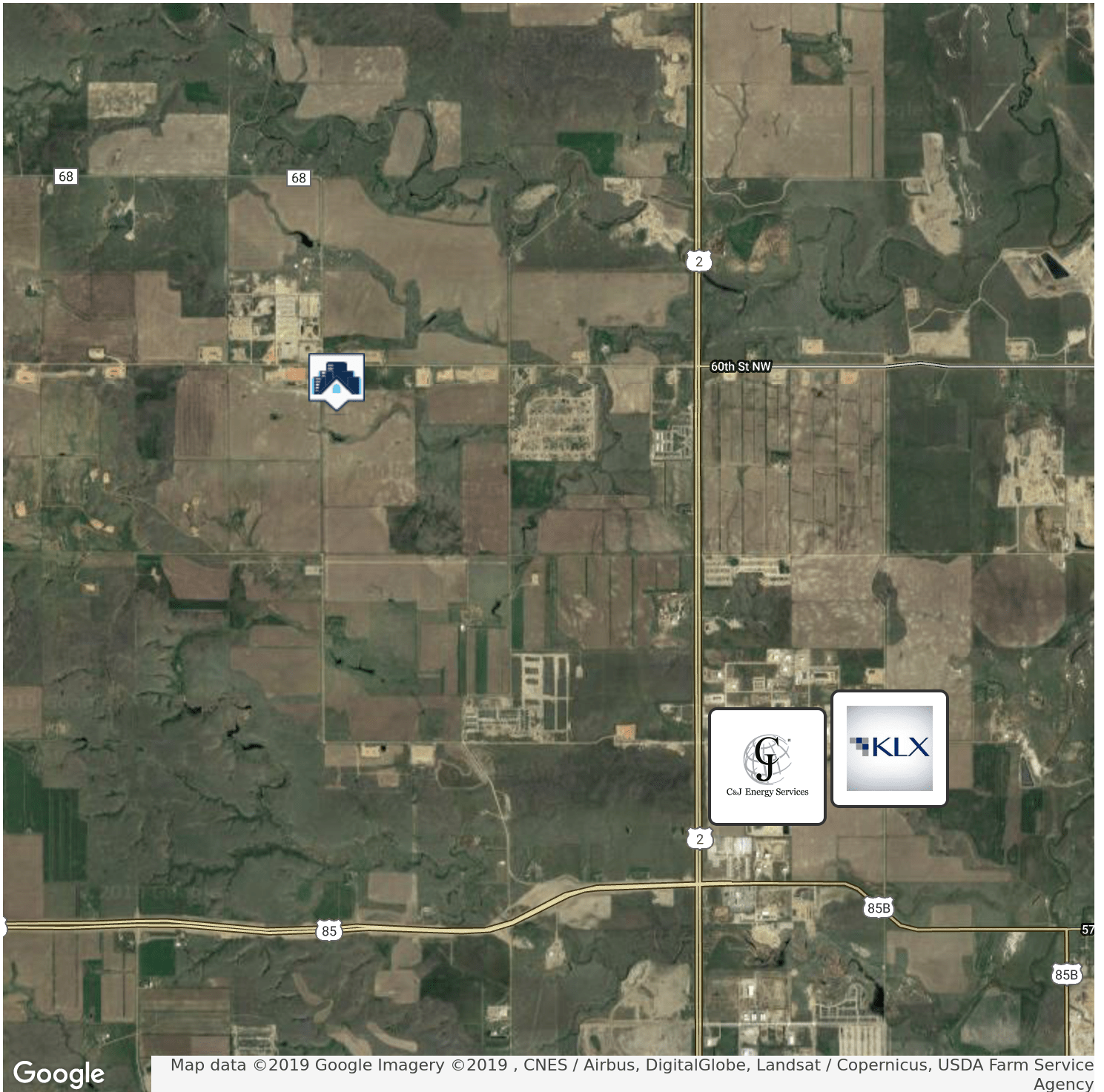
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RETAILER MAP



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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 \$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

PROVEN REALTY

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