

**20+ INDUSTRIAL ACRES + 36 RV SPACES
PROPERTY FOR SALE**

16075 36TH STREET NW, DORE, ND 59221



DORE APPROVED RV
PARK ON 20 ACRES



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$299,900

Lot Size: 20.54 Acres

Building Size: 1,000 SF

Price / SF: \$299.90

PROPERTY OVERVIEW

36 RV Spaces, Including Electric, Sewer, Water (Designed To Easily Convert to Mobile Homes Spaces)

PROPERTY HIGHLIGHTS

- Industrial Property With 36 RV Spaces
- 75 KVA power from Lower Yellowstone Electric Coop
- Water well 30gpm (4 inch water lines) with stubs to expand
- State of the art septic sewer digester (Orenco Advantex system)
- Sewer designed for less than 5000 gallons/day usage, 10,000 gallon solids tanks 8,000 gallon dosing tank , 3 dosing mounds (4 inch and 6inch sewer lines)
- Phone century link
- (3) 36th street road entrances
- Well house (s drive water pump) filter and bypass
- 5 +acres graveled
- Office trailer

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

20+ Industrial Acres + 36 RV Spaces Property For Sale

Dore Approved RV Park On 20 Acres | 16075 36th Street NW, Dore, ND 59221

Property Address: 16075 36th Street NW, Dore, ND 59221

Property Type: 20+ Industrial Acres + 36 RV Spaces

Lot Size: 20.54 AC

Building Size: 1,000 SF

Rail Access: N/A

PROPERTY OVERVIEW

36 RV Spaces, Including Electric, Sewer, Water (Designed To Easily Convert to Mobile Homes Spaces)

LOCATION OVERVIEW

Located in the Dore Industrial Park, 1/8 mile off hwy 58 (close to rail road spurs) 26 miles to Williston ND 6 miles to Fairview MT



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ADDITIONAL PHOTOS



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PHOTOS**



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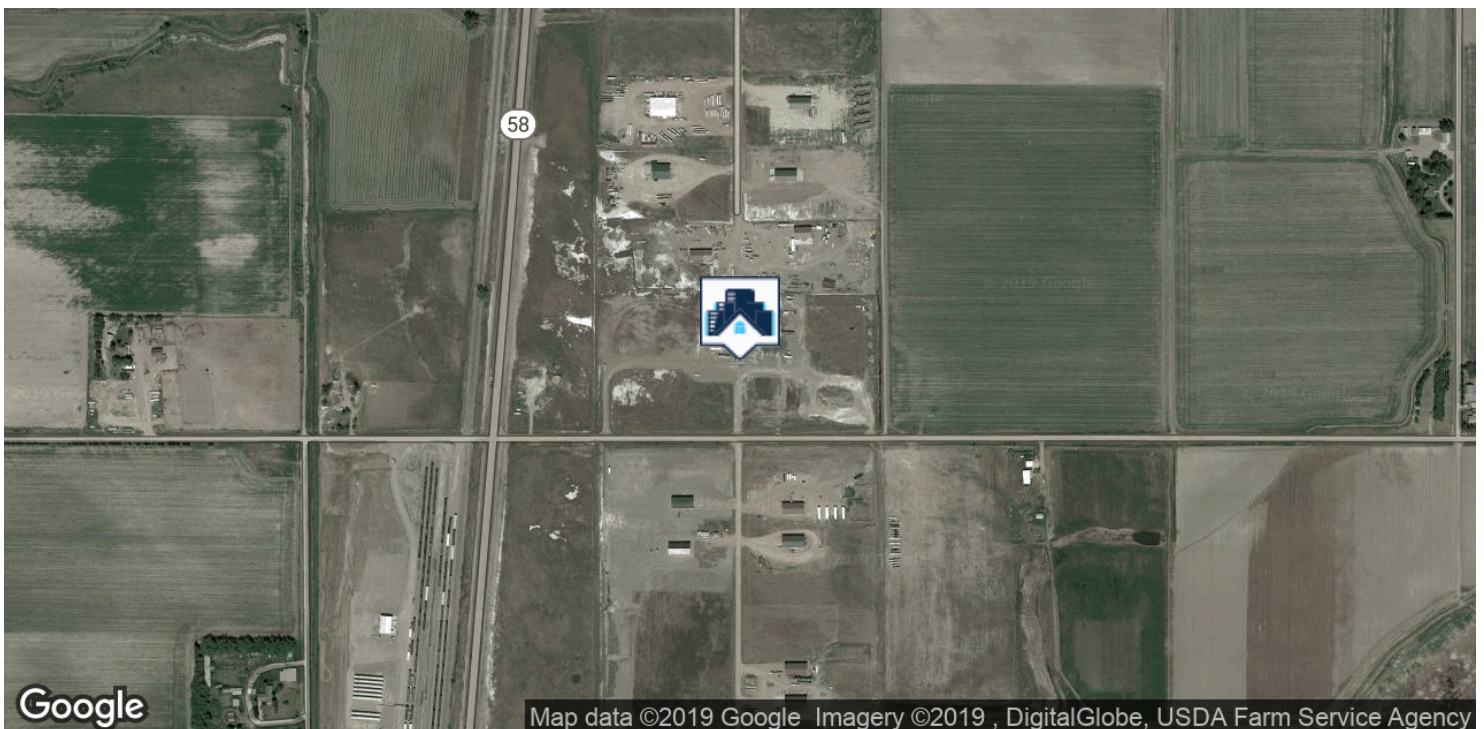
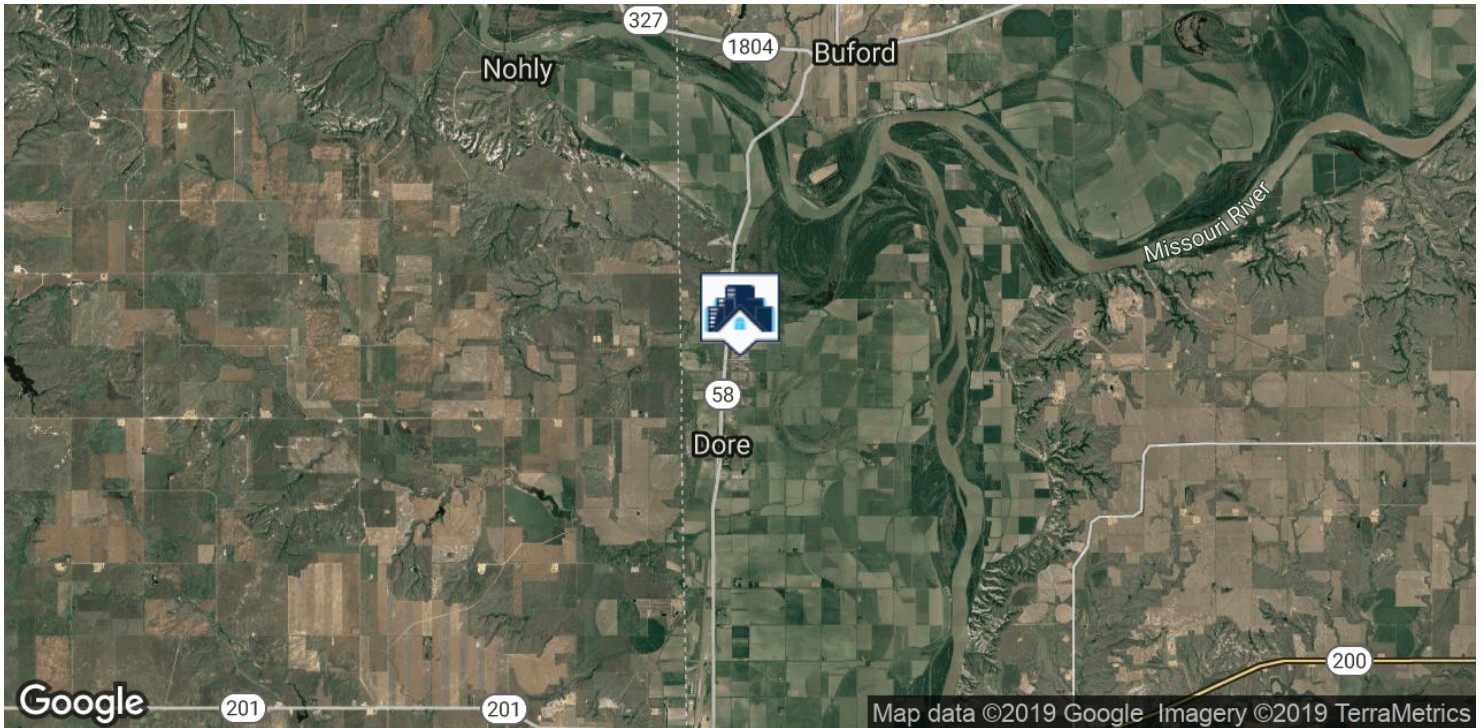
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LOCATION MAPS



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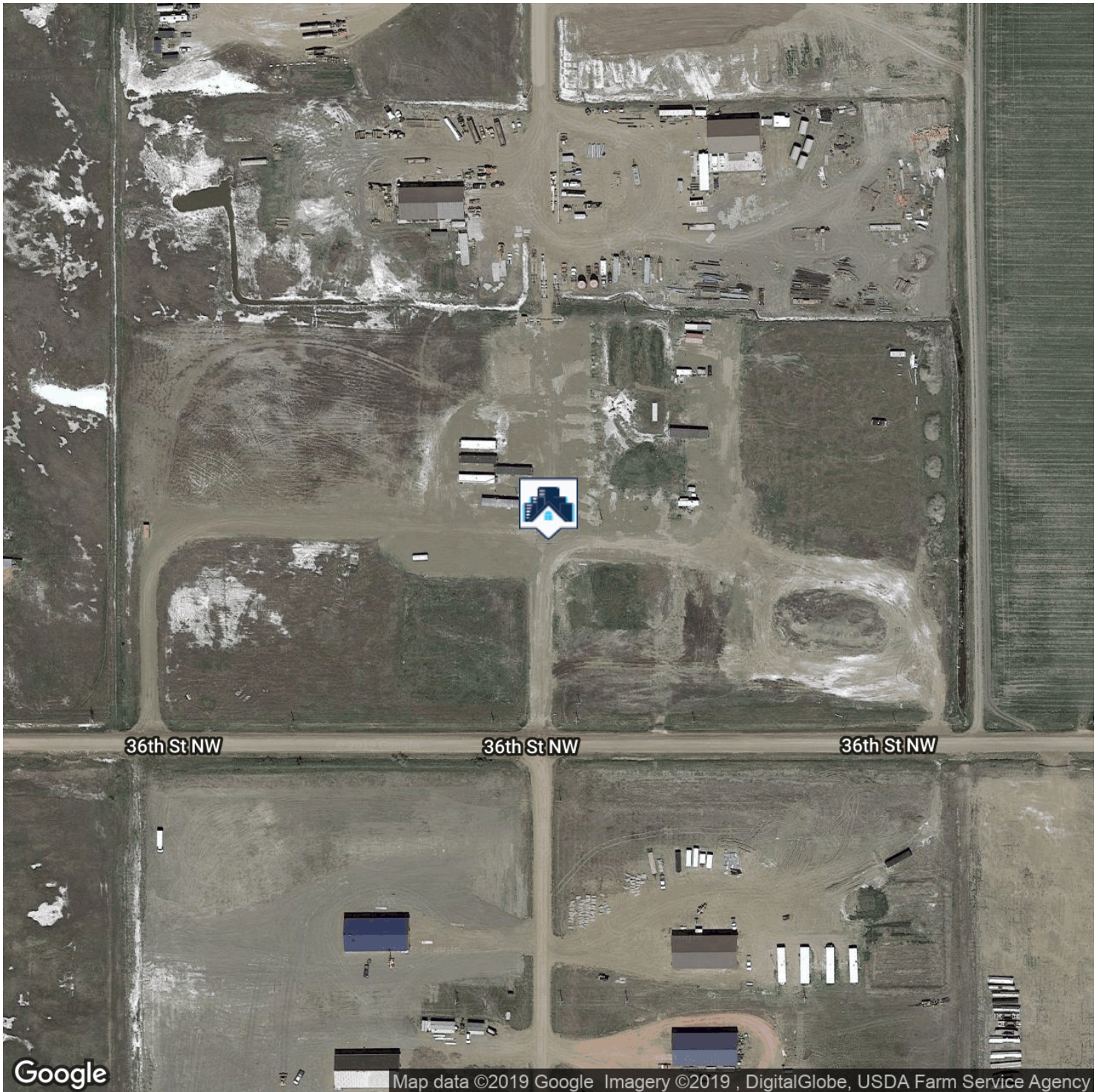
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AERIAL MAPS



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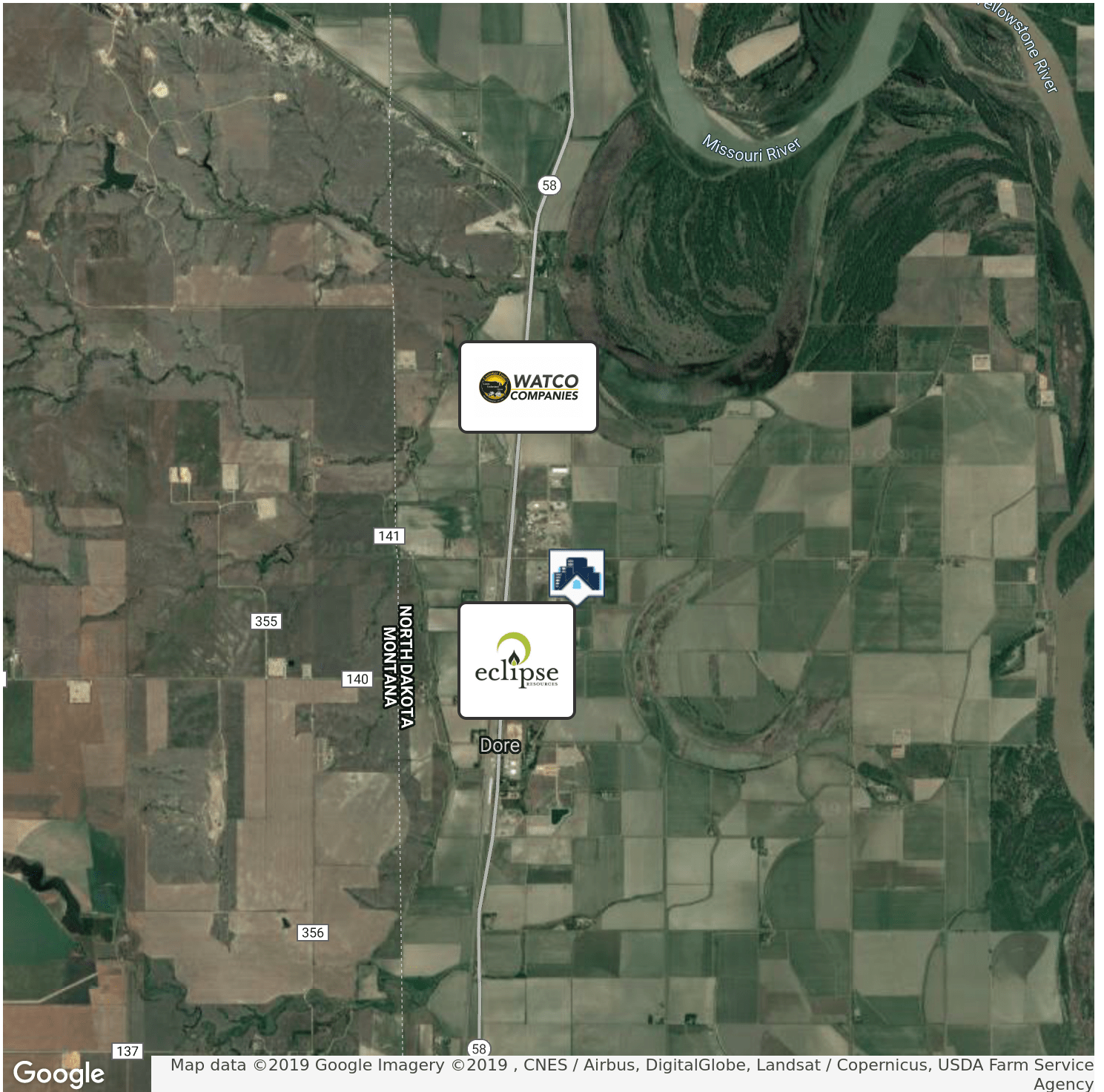
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RETAILER MAP



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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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