

INDUSTRIAL PROPERTY FOR SALE
13318 29TH P. STREET NW, ARNEGARD, ND



FORMER JUSTICE
TRUCKING SHOP FOR
SALE ON +/- 8.67 ACRES



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$875,000
Building Size:	7,630 SF
Lot Size:	+/- 8.67 Acres
Price / SF:	\$114.68
Year Built:	2014

PROPERTY OVERVIEW

INCREDIBLE 7,630 SQ FT SHOP ON +/- 8.67 ACRES With Pine Finished Offices, In-Floor Heat, Two Drive In Bays, Truck Plug-ins & Fuel Island.

PROPERTY HIGHLIGHTS

- MUST SEE! Functional 6,000 SQ FT Shop, Plus Additional 1,630 SQ FT Custom Offices
- Level Lot: Approximately +/- 8.67 Acres With Two Bays, One Drive In, One Drive Through
- Shop= 6,000 Sq. Ft. Red Iron Construction, Total Building Size 7,630 SQ FT
- 20' Side Walls, 6" R' Concrete Floor, Spray Foam Insulation In Entire Building, Liner Panel Walls & Ceiling
- (2) 14' x 16' Overhead Doors, Radiant Overhead Heat.
- The Office Area has In Floor Heat, A/C unit and Features 1,630 Sq Ft of High End Space, Including 2 High End Private Offices, Conference/Break Room with Full Kitchen, Full Bathroom with Shower, Mezzanine Storage Area, Truck Plug-ins & Large Diesel Tank. 600 Amp Single Phase, 50 gallon Water Heaters, Private Well and Private Septic.
- Contrary to Popular Belief, the Main Access Road, is Weighted For Heavy Loads.

Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

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ADDITIONAL
PHOTOS



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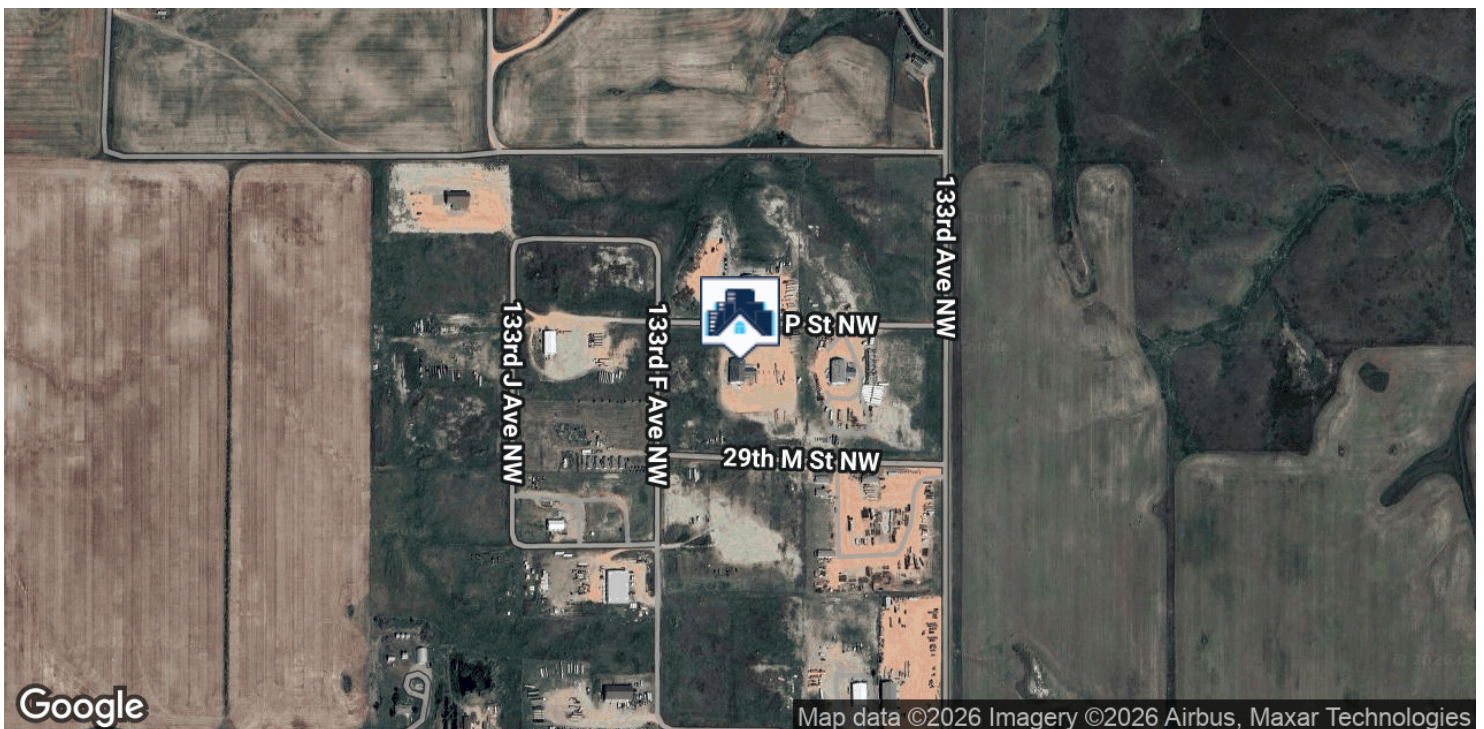
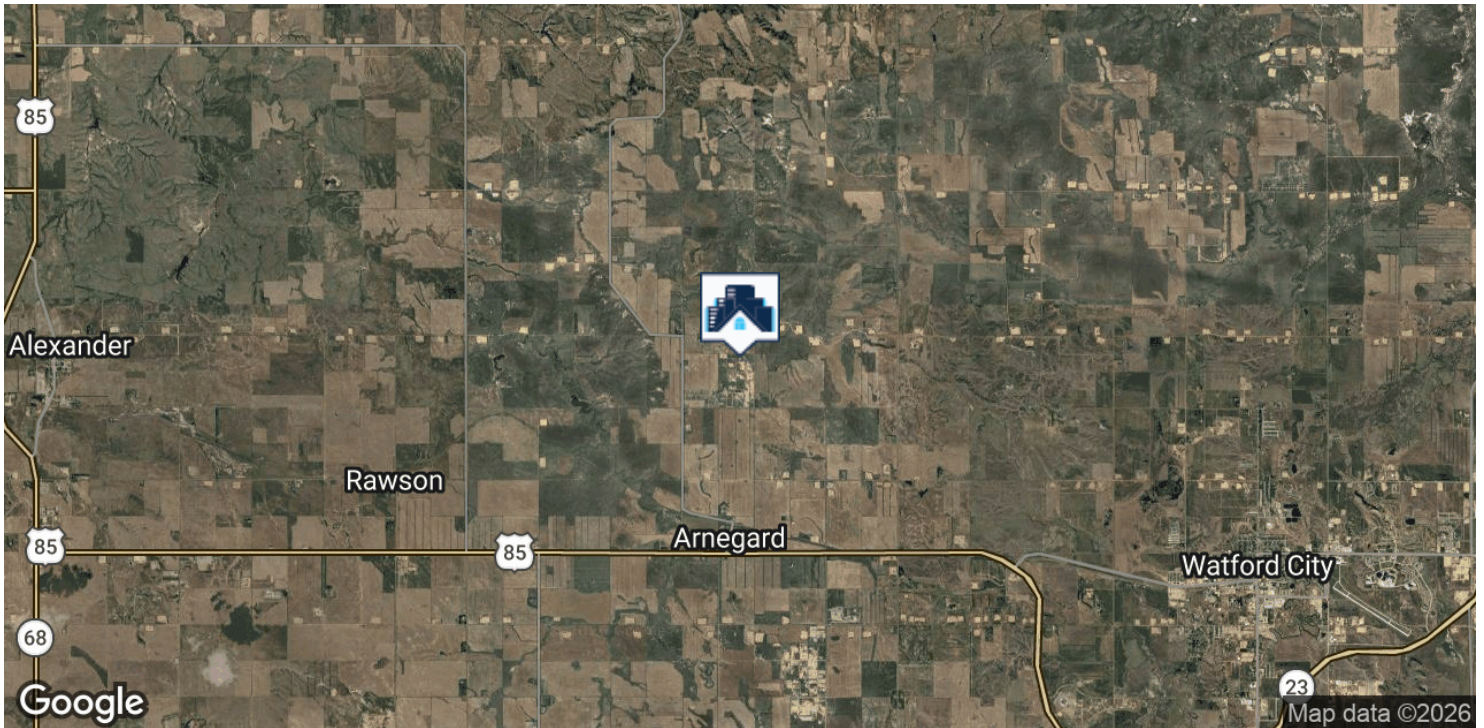


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LOCATION MAPS



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AERIAL MAPS



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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

Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)

NCREA (National Commercial Real Estate Advisor)

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