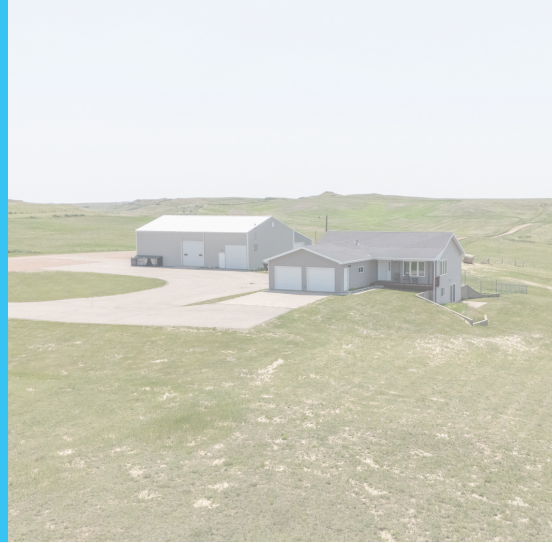


RESIDENTIAL HOME
W/ A LARGE INSULATED METAL SHOP
FOR SALE OR LEASE

1993 130TH AVE NW, ARNEGARD, ND 58835



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$685,000
Lease Rate:	\$4,500 plus NNN
Building Size:	3,420 SF
Lot Size:	31 Acres
Price / SF:	\$200.29
Cap Rate:	0.0%
NOI:	\$0
Year Built:	2012

PROPERTY OVERVIEW

31-Acre Multi-Use Property in Arnegard, ND featuring a single-family home with 1,241 sq ft on the main floor and 1,000 sq ft of finished basement, and 2-car garage, along with a large, insulated metal post-frame shop totaling 3,420 Sq Ft shop with a furnace, overhead doors, industrial electrical, and an enclosed restroom with running water. The property is zoned agricultural.

PROPERTY HIGHLIGHTS

- 31 Acres
- 2,241 Sq Ft Single-Family Home with Almost Finished Basement and Attached Garage
- 3,420 Sq Ft Large Insulated Metal Shop with Furnace
- Enclosed Restroom with Running Water
- Ample Commercial-Grade Storage and Workspace
- Air compressor and outside generator included as-is
- For Lease at \$4,500 a month

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Residential Home W/ A Large Insulated Metal Shop

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ADDITIONAL
PHOTOS



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2 PHOTOS
ADDITIONAL
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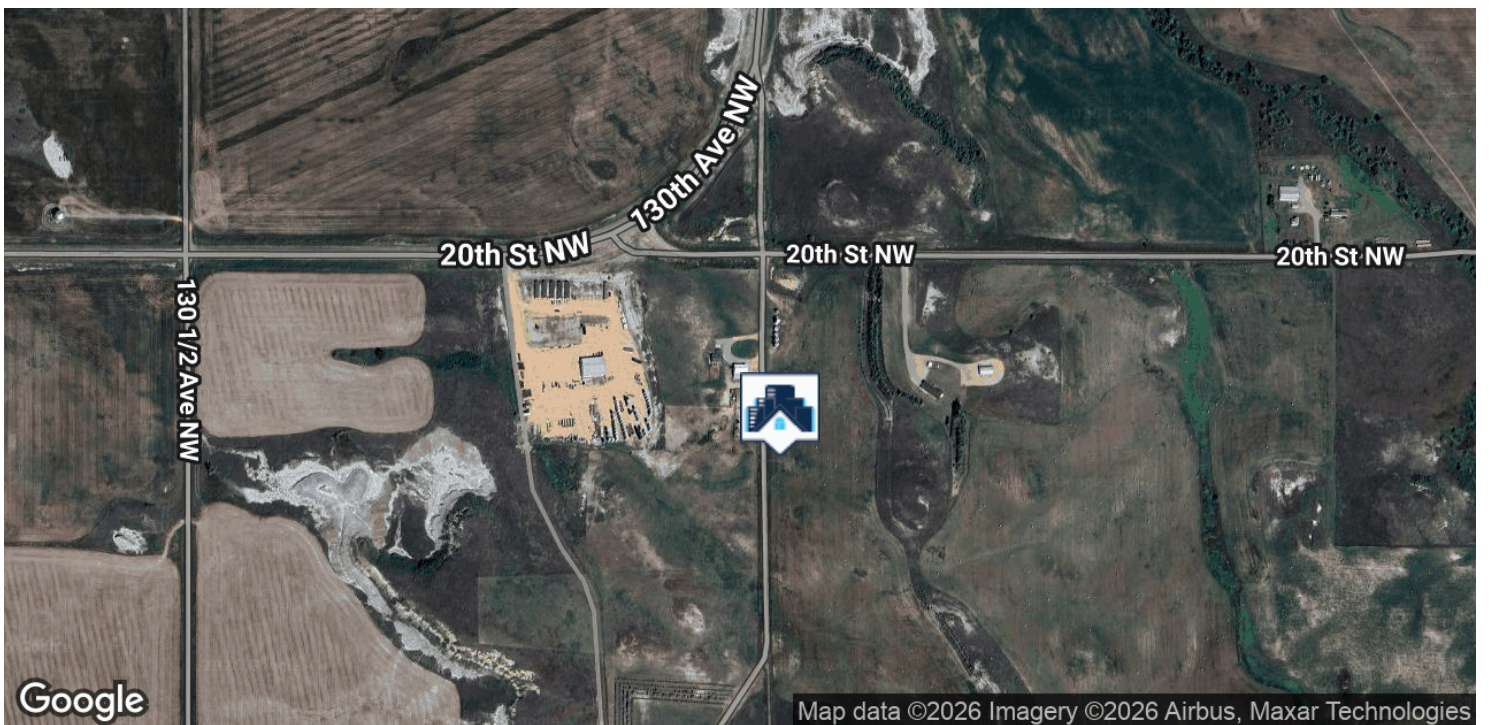
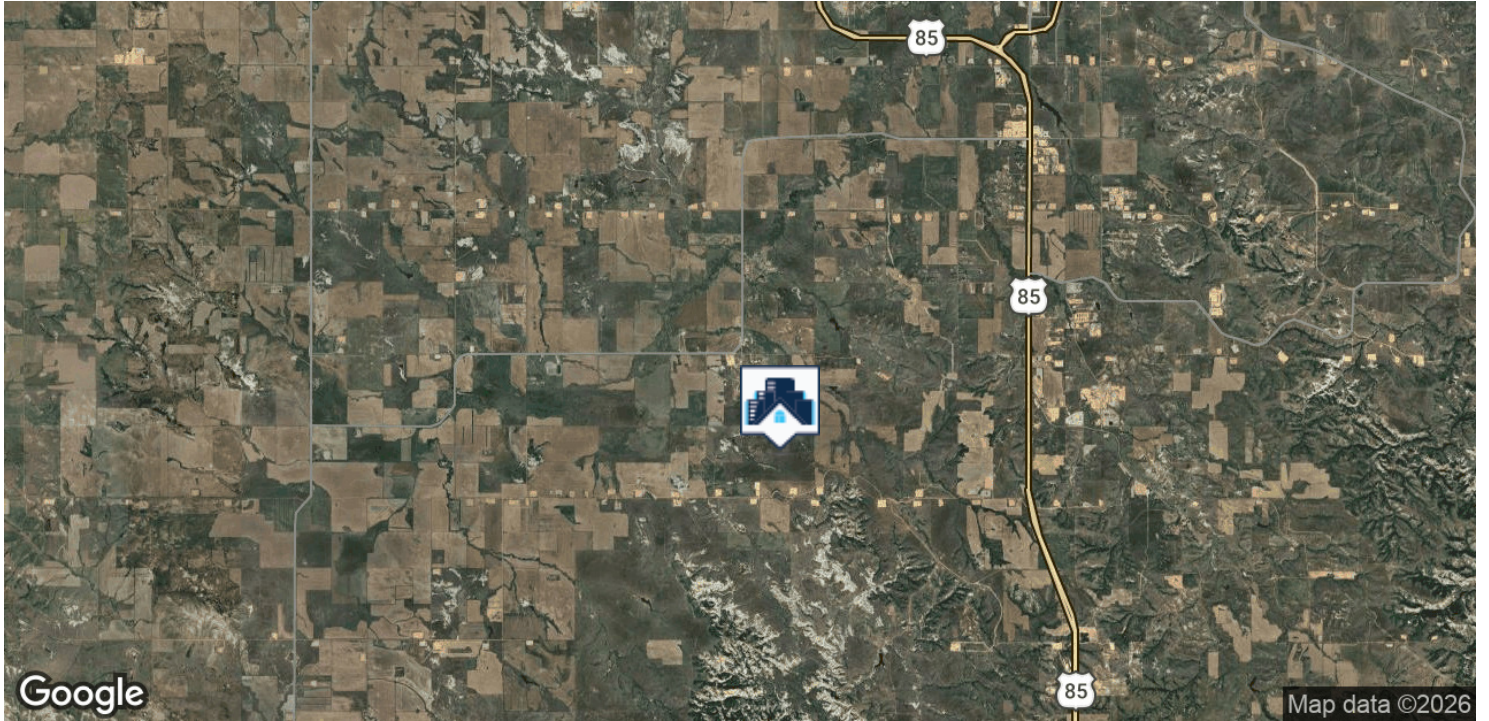
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LOCATION MAP



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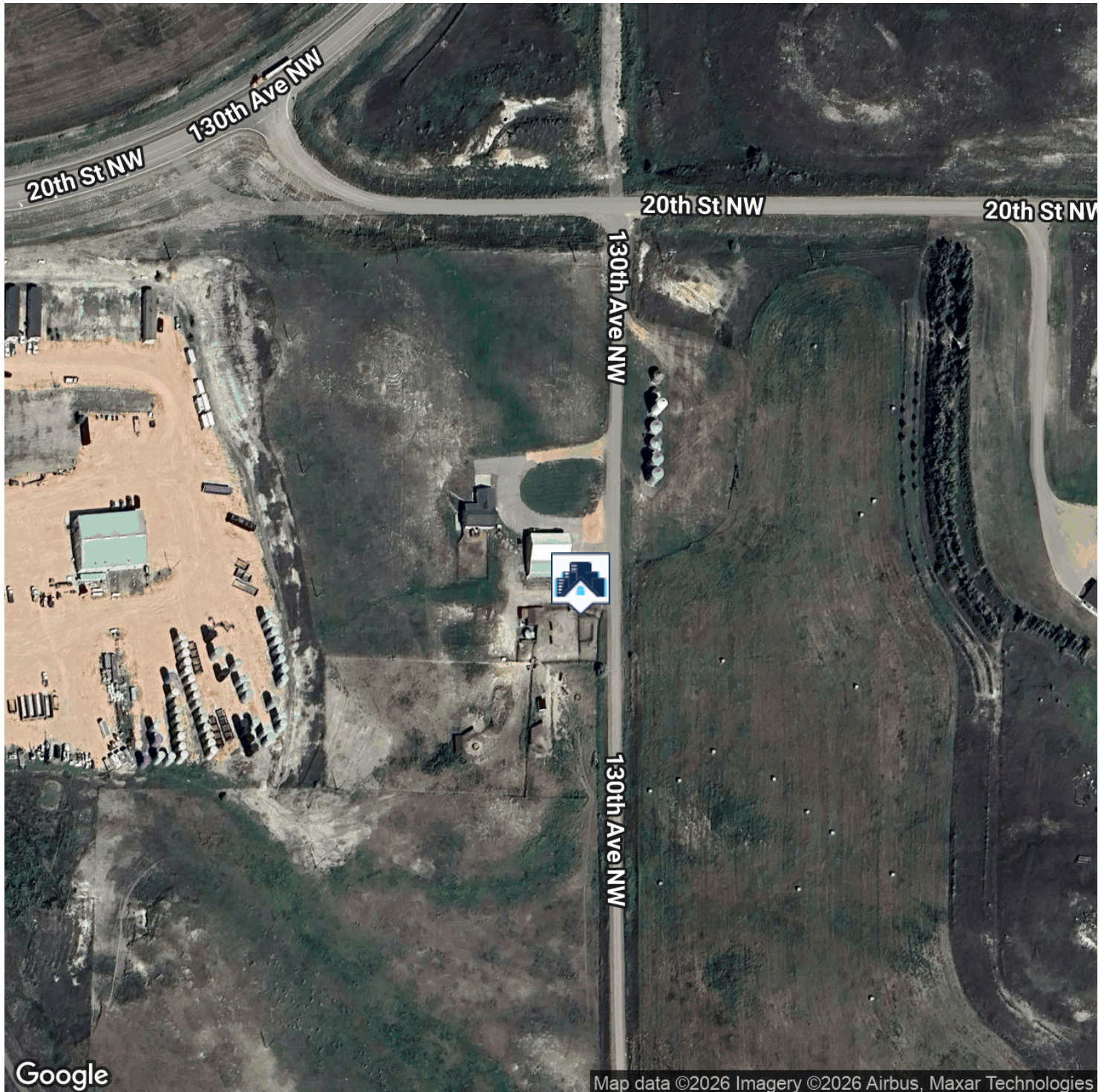
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AERIAL MAP



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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 \$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

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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