

OFFICE BUILDING FOR SALE
115 2ND AVE W, WILLISTON, ND 58801



6,000 SQ FT
EXECUTIVE OFFICE
SPACE FOR SALE OR
LEASE



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	6,000 SF
Available SF:	6,000 SF
Lot Size:	0.434 Acres
Price / SF:	\$165.83
Year Built:	1981
Zoning:	Commercial

PROPERTY OVERVIEW

Welcome to this stunning downtown Executive Office Space! This 6000-square foot building is sure to offer everything you need for your business and more. With 19 executive offices, a large reception area, and two conference rooms, it has ample space to accommodate your growing staff. It also provides great visibility as it's located in the heart of downtown Williston. Plus, its convenient location makes it easy for clients and employees alike to come and go with ease. Whether you are looking for an ideal work environment or an investment opportunity this property is sure to exceed your expectations! Lease option also available at \$19/SF NNN

PROPERTY HIGHLIGHTS

- 6,000 SQ FT Two Level Office Building with 19 Individual Executive Offices
- Reception Area & Two Conference Rooms, Kitchen/Break Room
- Office Services Room, Copy Room & Data/IT Room
- Large Visible Signage & Ample Parking
- Great Visibility with Direct Frontage Near Hwy 2
- Convenient Downtown Location Close to Amenities and Thoroughfares

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ADDITIONAL PHOTOS



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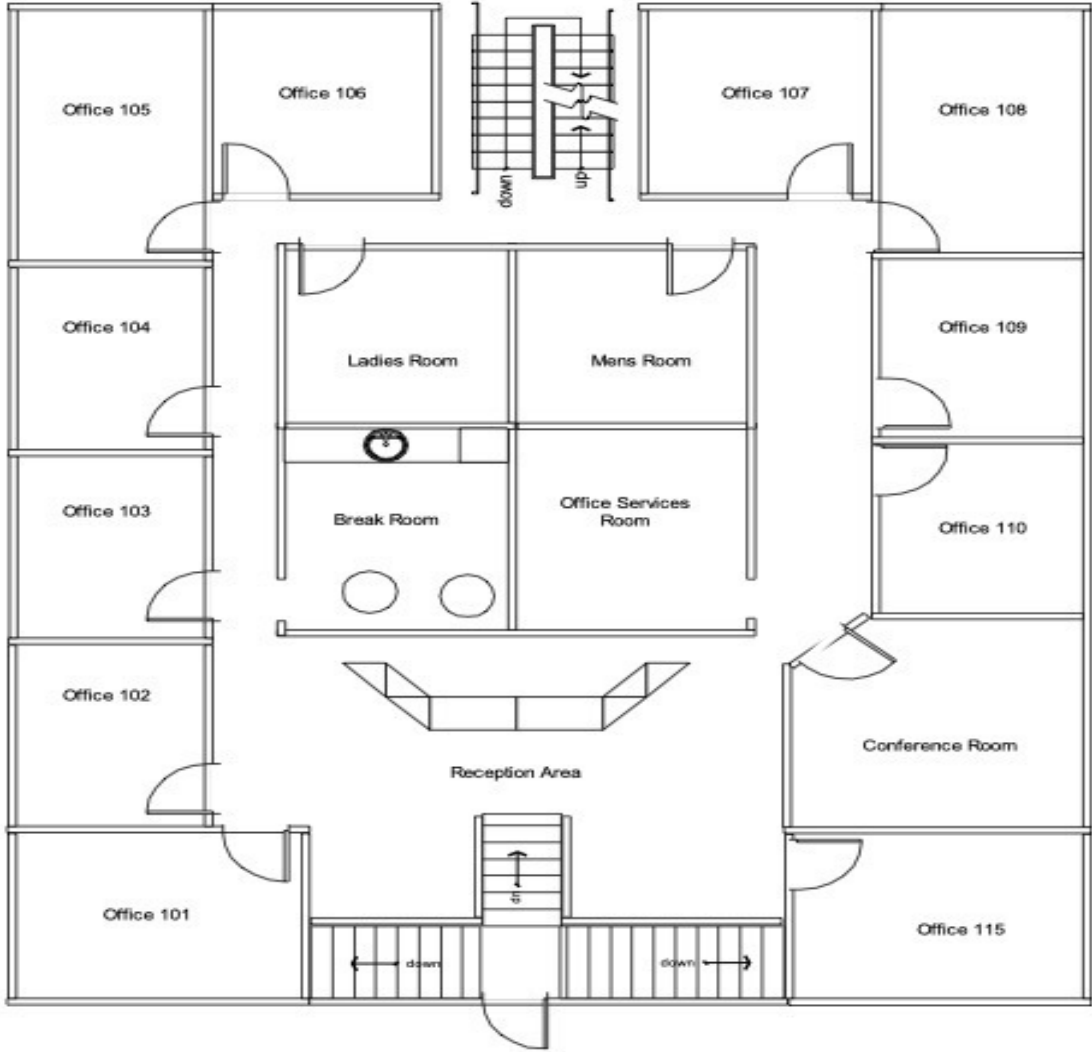
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FLOOR PLAN MAIN LEVEL

Williston Office Suites



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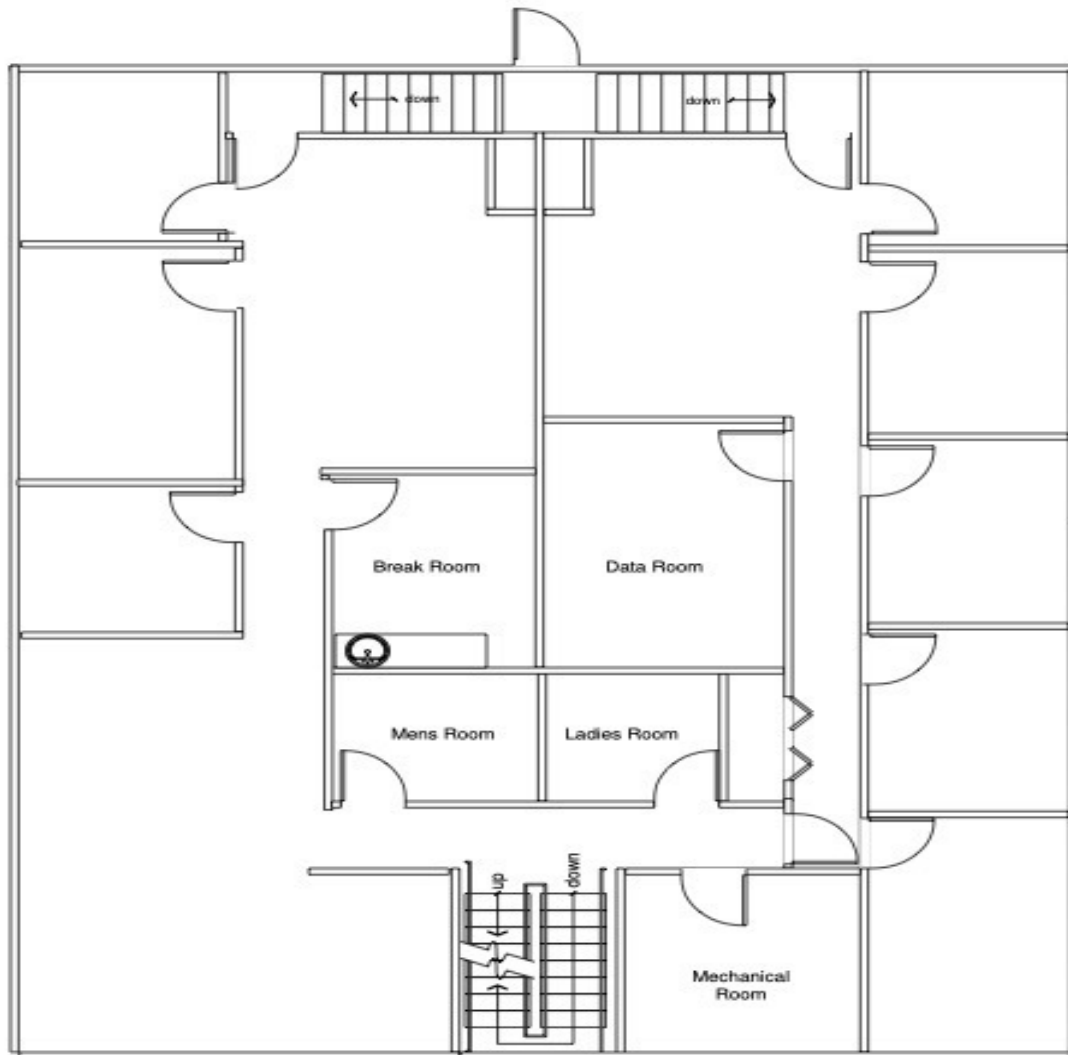


FLOOR PLAN LOWER LEVEL

Office Building For Sale

6,000 SQ FT Executive Office Space For Sale Or Lease | 115 2nd Ave W, Williston, ND 58801

Cut Bluff Professional Building - Lower Level



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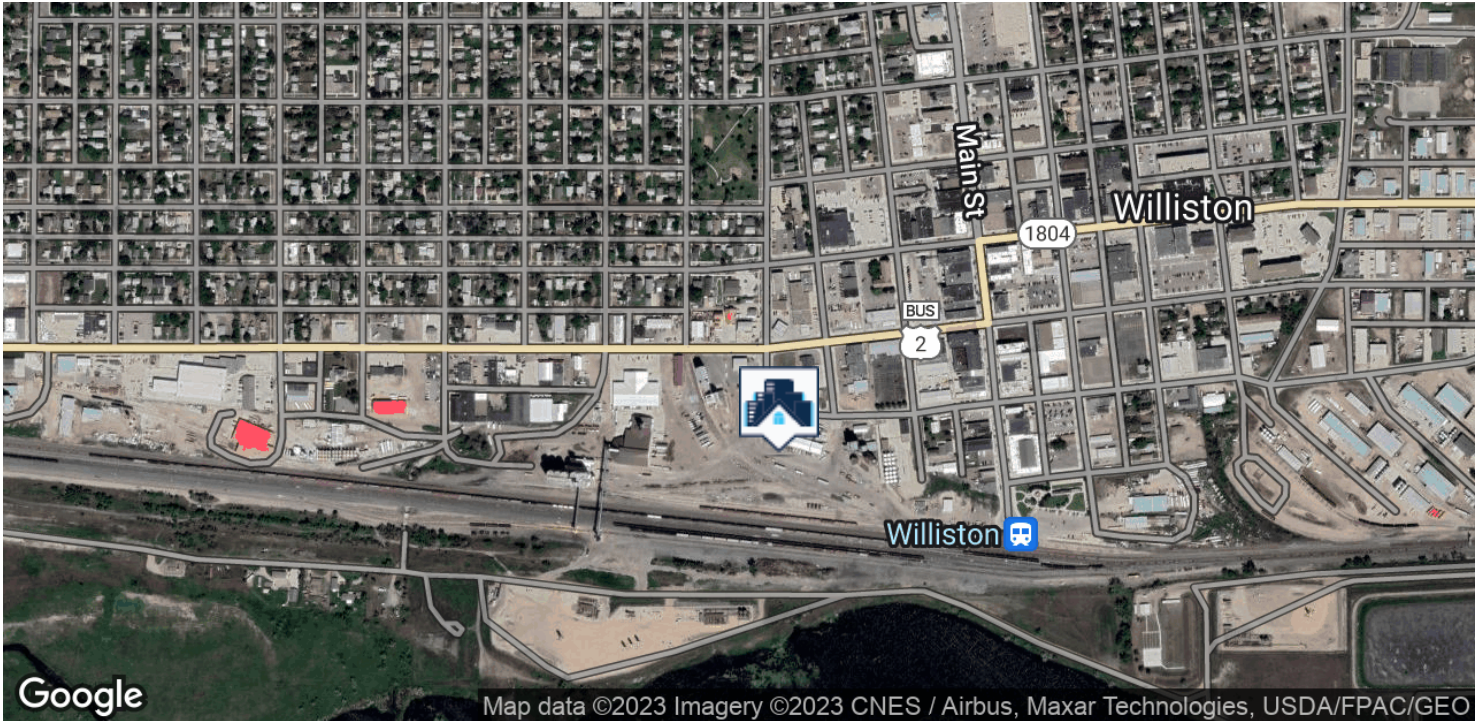
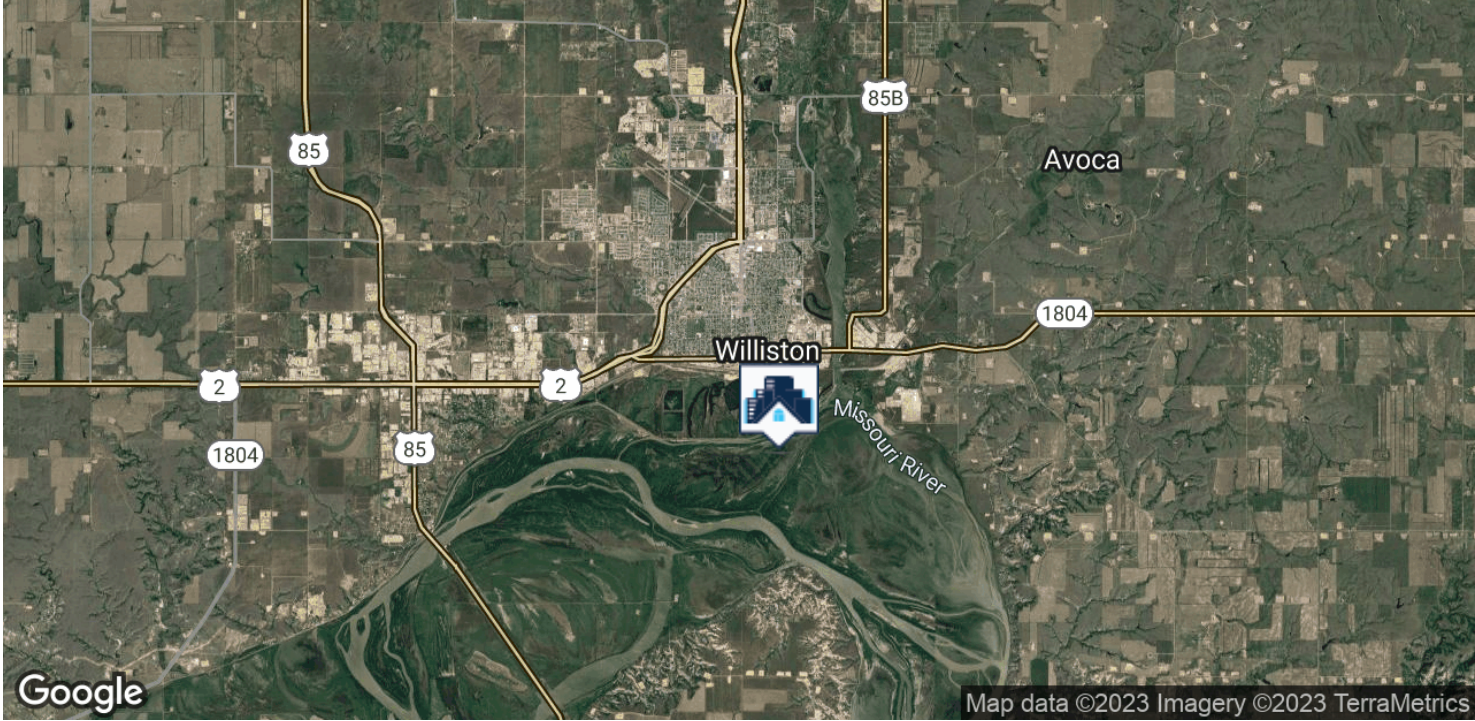
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LOCATION MAP



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AERIAL
MAP



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RETAILER MAP



Google

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ADVISOR
BIO 2



LUCAS NATWICK

Director of Sales and Agent Attraction

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Direct: **701.580.0564**

ND #10666

PROFESSIONAL BACKGROUND

Born and Raised in Williston, Lucas has many lifetime connections throughout the Bakken. As a graduate of Williston State College, Lucas studied Real Estate and Business Management before entering the Oil and Gas Industry. Like many in that industry, he was let go during the oil crash of 2020 and decided it was time to put his education in Real Estate to work. Since entering Real Estate full time Lucas has closed over \$20 Million in local real estate transactions.

When away from Real Estate, Lucas enjoys spending his time hunting, refereeing High School football games, spending time with his family and volunteering on local nonprofit boards. Lucas currently serves on the Board of Directors for Upper Missouri Ministries and the Williston Board of Realtors, while previously serving on the Board of the Williston Moose Lodge.

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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

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