

OFFICE FOR LEASE

107 8TH AVE S

107 8th Ave W, Williston, ND 58801



AVAILABLE SF:	1,100 SF
LEASE RATE:	\$1,800.00 SF/Month (NNN)
LOT SIZE:	0.45 Acres
BUILDING SIZE:	7,372 SF
YEAR BUILT:	2015
ZONING:	Commercial (Nec)
MARKET:	Williston
SUB MARKET:	Central Williston
CROSS STREETS:	8th Ave W & 2nd St W
TRAFFIC COUNT:	8,605

PROPERTY OVERVIEW

Flexible, Open Office/Retail Space on Busy Williston Corridor.

PROPERTY FEATURES

- Easy Access
- Convenient Concrete Parking Area
- Excellent Location
- Open, Flexible Space
- Private Restroom

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
O 701.645.1057
C 612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

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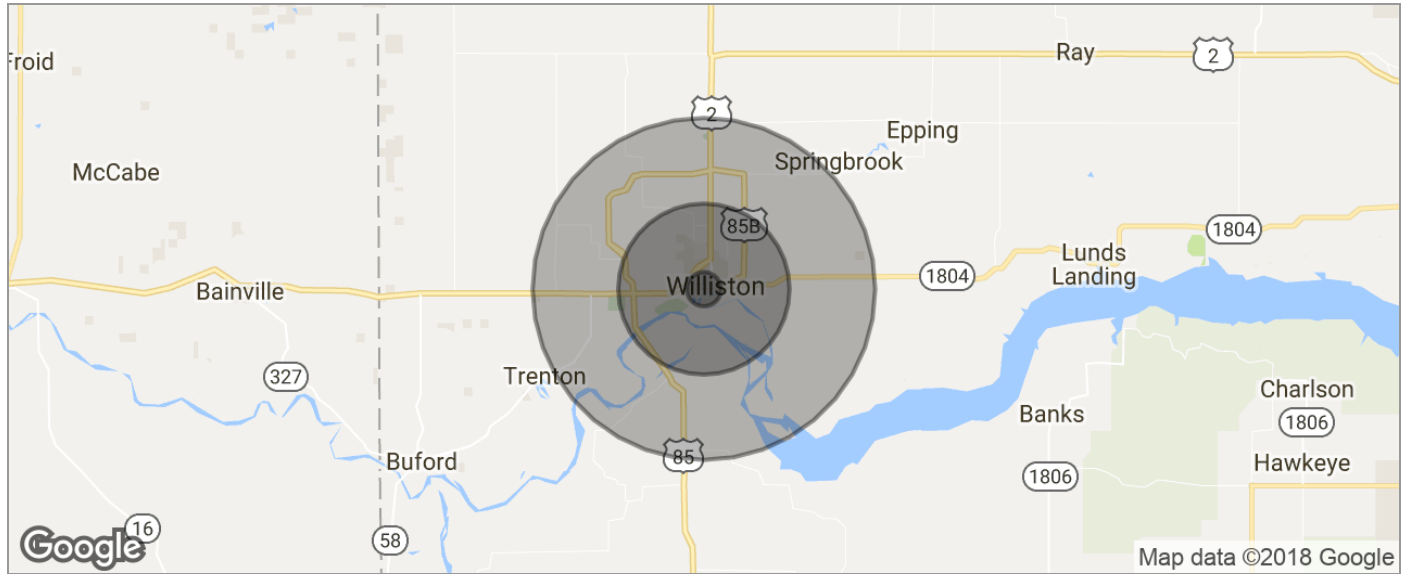
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,792	20,640	23,842
MEDIAN AGE	41.4	38.1	37.5
MEDIAN AGE (MALE)	36.9	35.8	35.8
MEDIAN AGE (FEMALE)	45.8	41.4	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,220	8,844	10,180
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$58,548	\$66,911	\$67,946
AVERAGE HOUSE VALUE	\$99,498	\$99,892	\$102,371
RACE	1 MILE	5 MILES	10 MILES
% WHITE	92.5%	92.9%	93.0%
% BLACK	0.0%	0.1%	0.1%
% ASIAN	0.5%	0.5%	0.5%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	2.7%	2.6%	2.8%
% OTHER	0.4%	0.5%	0.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	3.4%	2.2%	2.1%

* Demographic data derived from 2010 US Census

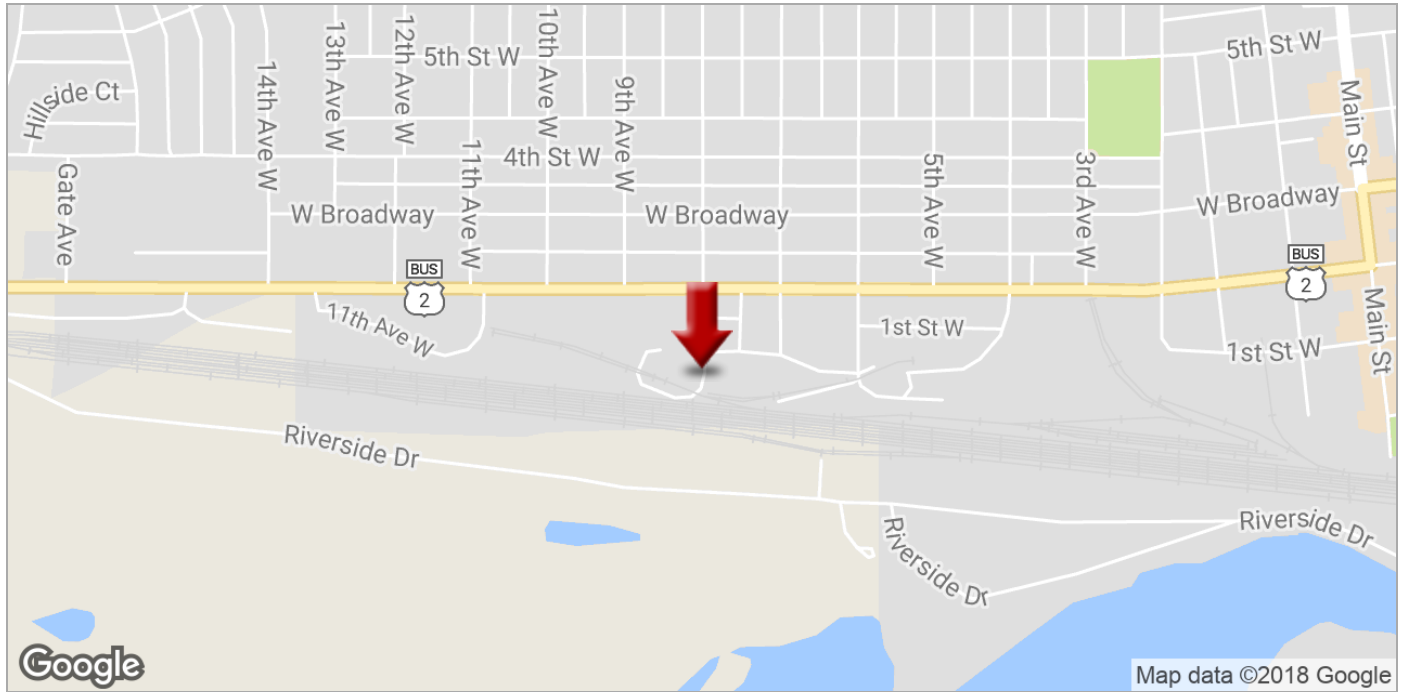
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
107 8th Ave W	Office/Retail	\$1,800.00 SF/MONTH	NNN	1,100 SF	VACANT

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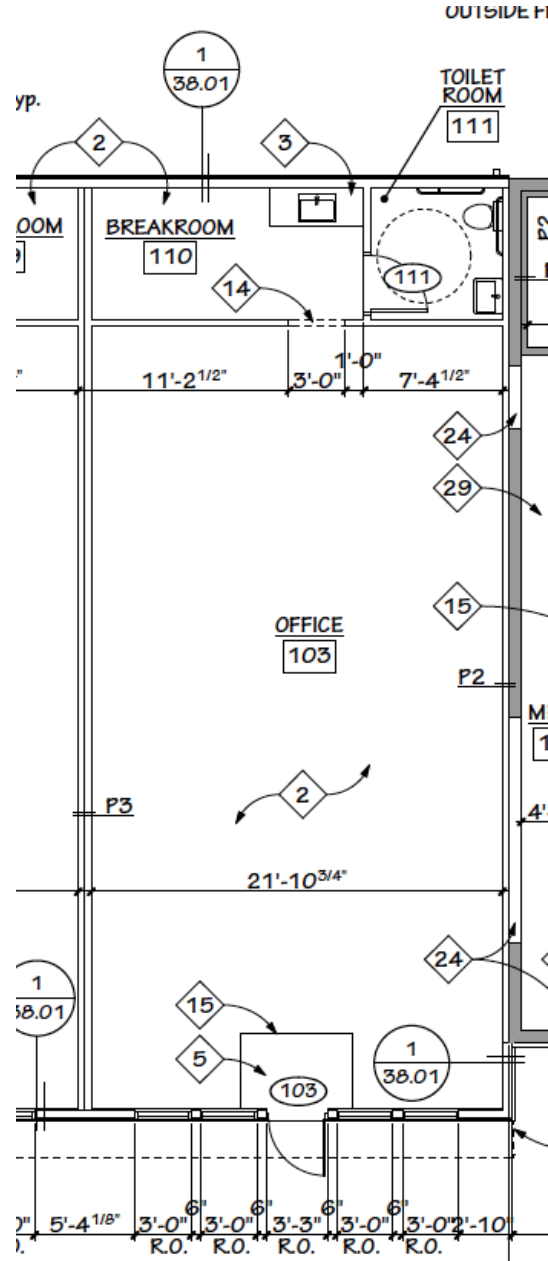
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Williams County Property Tax Information

01-776-00-46-18-900

Property Facts

<i>Property ID</i>	01-776-00-46-18-900	<i>Property Owner</i>	G & A RENTALS LLC
<i>Property Address</i>		<i>Addressee</i>	G & A RENTALS LLC
	,	<i>Owner Address</i>	2501 7TH AVE E WILLISTON, ND 58801-6227
<i>Addition</i>	WITTMEIER ADD	<i>Taxpayer</i>	G & A RENTALS LLC
<i>Legal Description</i>	B 12 S 43' L 1 & 2 & S 43' E 20' L 3 & E 120' L 9 & 10 PLUS E 120' VAC ALLEY #805624	<i>Taxpayer ID</i>	14228
<i>Township</i>		<i>Taxpayer Address</i>	2501 7TH AVE E WILLISTON, ND 58801-6227
<i>Range</i>		<i>Property Type</i>	REAL
<i>Section</i>		<i>Number of Acres</i>	0.00000
		<i>School District</i>	Williston SD #1
		<i>Fire District</i>	

Statements

<i>Year</i>	<i>Statement</i>	<i>Full Value</i>	<i>Mills</i>	<i>Taxes</i>	<i>Specials</i>	<i>Total</i>	<i>Fees</i>	<i>Penalty</i>	<i>Interest</i>	<i>Discount</i>	<i>Payoff</i>
2017	170209159	1,148,300	199.98	11,481.86	6,559.96	18,041.82	0.00	0.00	0.00	0.00	0.00
2016	160209171	1,136,900	186.82	9,345.43	6,559.96	15,905.39	0.00	0.00	0.00	0.00	0.00
2015	150235341	1,039,000	179.46	8,204.20	11,050.19	19,254.39	0.00	0.00	0.00	0.00	0.00

Payments

<i>Year</i>	<i>Statement</i>	<i>Net</i>	<i>Specials</i>	<i>Fees</i>	<i>Penalty</i>	<i>Interest</i>	<i>Discount</i>	<i>Total</i>
2017	170209159	11,481.86	6,559.96	0.00	0.00	0.00	574.09	17,467.73
	1/29/2018	10,907.77	6,559.96	0.00	0.00	0.00	574.09	16,995,674.57
2016	160209171	9,345.43	6,559.96	0.00	0.00	0.00	467.27	15,438.12
	2/7/2017	8,878.16	6,559.96	0.00	0.00	0.00	467.27	15,888.87
2015	150235341	8,204.20	11,050.19	0.00	0.00	0.00	410.21	18,844.18



Williams County Property Tax Information

2/4/2016 7,793.99 11,050.19 0.00 0.00 0.00 410.21 74,076.15

Assessment History

<i>Year</i>	<i>Ag</i>	<i>Commercial</i>		<i>Residential</i>		<i>Payment</i>		
	<i>Land</i>	<i>Land</i>	<i>Building</i>	<i>Land</i>	<i>Building</i>	<i>Total</i>	<i>Specials</i>	<i>In Lieu</i>
2018	0	83,100	1,065,200	0	0	1,148,300	0.00	0.00
2017	0	83,100	1,065,200	0	0	1,148,300	6,559.96	0.00
2016	0	83,100	1,053,800	0	0	1,136,900	6,559.96	0.00
2015	0	78,900	960,100	0	0	1,039,000	11,050.19	0.00

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BACKGROUND

Michael Houge is a Director with KW Commercial-Minneapolis after contributing for over three years as Vice President with Transwestern Minneapolis, where he co-directed the Investment Sales Group (ISG).

Mr. Houge has almost thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions.

Michael has also leased over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Mr. Houge has also earned the two most prestigious designations in the commercial real estate industry: Certified Commercial Investment Member (CCIM) and The Society of Industrial and Office Realtors (SIOR). Obtaining both designations is a rare feat, since only approximately 850 of the more than one million REALTORS hold both. Michael has served as the President of the Minnesota Dakotas Chapter of both organizations.

EDUCATION

B.A. University of Minnesota-Twin Cities Campus

CCIM Curriculum of the CCIM Institute

MEMBERSHIPS & ASSOCIATIONS

CCIM-Certified Commercial Investment Member
SIOR-Society of Office and Industrial REALTORS
NAIOP-National Association of Industrial and Office Parks
MNCAR-Minnesota Commercial Association of REALTORS
ICSC-International Council of Shopping Centers
MAR-Minnesota Association of REALTORS
NAR-National Association of REALTORS

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