

SHOP/OFFICE/YARD FOR LEASE

SUBLEASE FORMER AIRGAS ON-SITE SAFETY SERVICES

412 47th St W, Williston, ND 58801



OFFERING SUMMARY

AVAILABLE SF:	7,000 SF
LEASE RATE:	\$12.00 SF/yr (NNN)
LOT SIZE:	0.86 Acres
YEAR BUILT:	2012
BUILDING SIZE:	7,000 SF
ZONING:	M-1 (Light Industrial)
MARKET:	Bakken
SUBMARKET:	Williston

PROPERTY OVERVIEW

The tenant was recently acquired, and this shop is "excess space" Tenant is looking for a new tenant to take over the remainder of the current lease. The property owner is interested in extending this lease with a new tenant, so a typical 3-5 year lease can be completed. Shop will be available October 2019.

PROPERTY HIGHLIGHTS

- Sublease
- Small-hard to find shop
- Excellent, central Williston location

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

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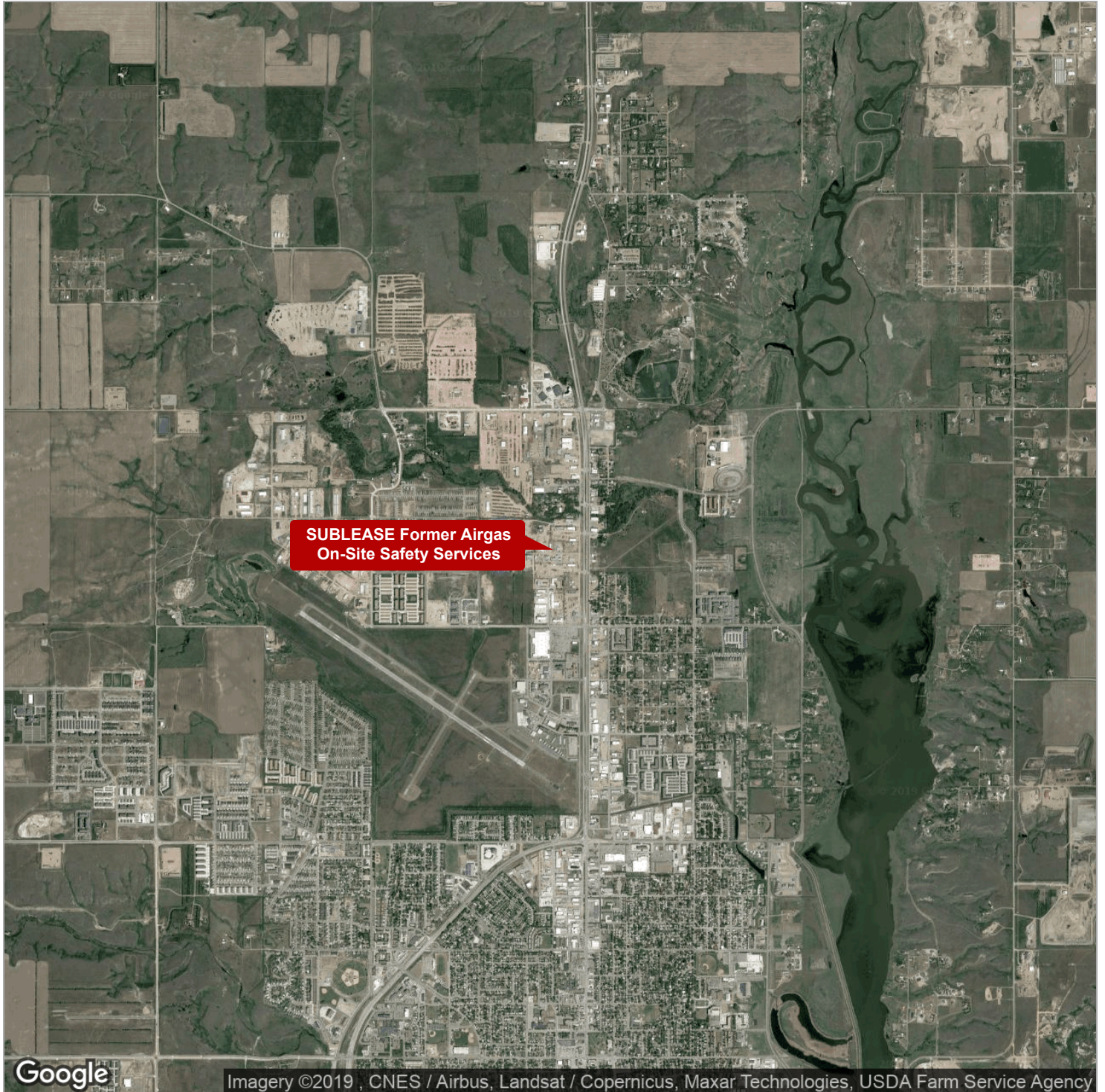
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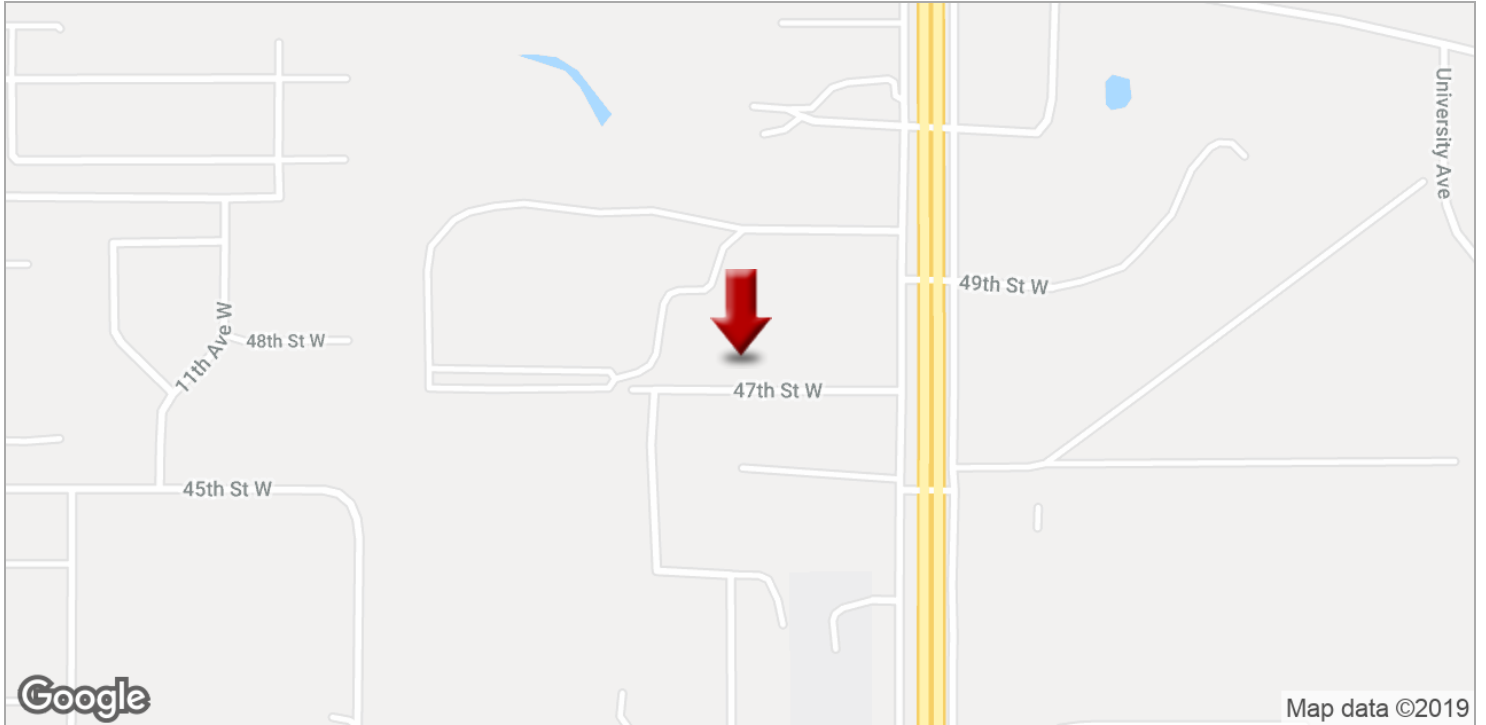
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Williams County Property Tax Information

01-797-54-01-02-020

Property Facts

<i>Property ID</i>	01-797-54-01-02-020	<i>Property Owner</i>	WILLISTON ND PROPERTY LLC
<i>Property Address</i>	412 47TH ST W WILLISTON, ND 58801	<i>Addressee</i>	WILLISTON ND PROPERTY LLC
<i>Addition</i>	SUBLOTS WILLISTON	<i>Owner Address</i>	7825 E 40TH AVE DENVER, CO 80207-1706
<i>Legal Description</i>	SEC 2 SUBLOT 2 IN W2NESE T154 R101 #613971	<i>Taxpayer</i>	WILLISTON ND PROPERTY LLC
<i>Township</i>	154	<i>Taxpayer ID</i>	08775
<i>Range</i>	101	<i>Taxpayer Address</i>	7825 E 40TH AVE DENVER, CO 80207-1706
<i>Section</i>	2	<i>Property Type</i>	REAL
		<i>Number of Acres</i>	0.86000
		<i>School District</i>	Williston SD #1
		<i>Fire District</i>	

Statements

Year	Statement	Full Value	Mills	Taxes	Specials	Total	Fees	Penalty	Interest	Discount	Payoff
2018	180209358	436,400	198.02	4,320.80	91.69	4,412.49	0.00	0.00	0.00	0.00	0.00
2017	170209319	458,000	199.98	4,579.53	91.69	4,671.22	0.00	0.00	0.00	0.00	0.00
2016	160209332	458,000	186.82	3,764.79	89.60	3,854.39	0.00	0.00	0.00	0.00	0.00
2015	150235514	435,100	179.46	3,435.67	89.60	3,525.27	0.00	0.00	0.00	0.00	0.00
2014	140208577	440,200	188.62	3,653.35	50.94	3,704.29	0.00	0.00	0.00	0.00	0.00
2013	130109016	252,400	185.42	2,059.21	0.00	2,059.21	0.00	0.00	0.00	0.00	0.00

Payments

Year	Statement	Net	Specials	Fees	Penalty	Interest	Discount	Total
2018	180209358	4,320.80	91.69	0.00	0.00	0.00	216.04	4,196.45
	1/23/2019	4,104.76	91.69	0.00	0.00	0.00	216.04	4,196.45
2017	170209319	4,579.53	91.69	0.00	0.00	0.00	228.98	4,442.24



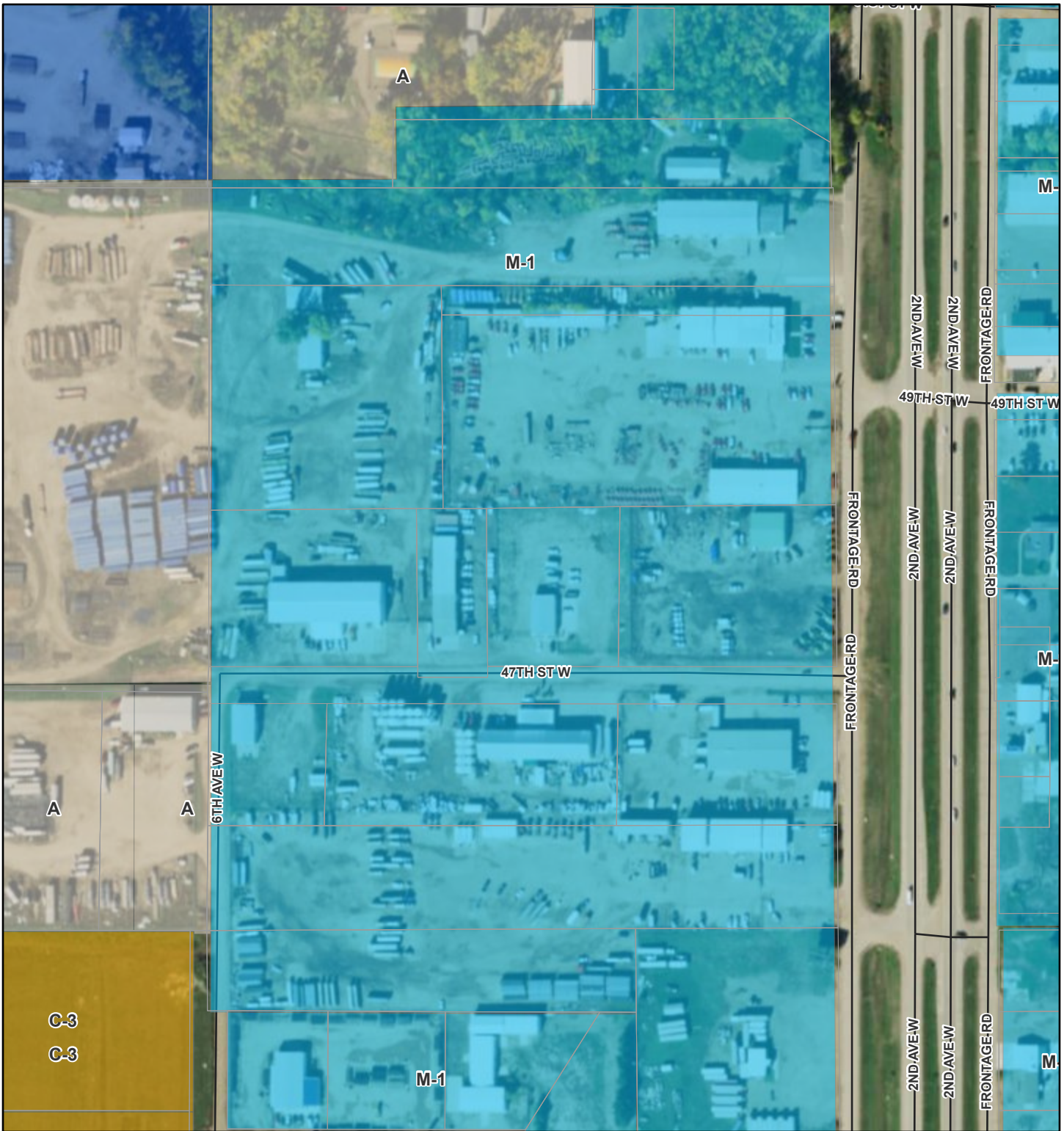
Williams County Property Tax Information

	<i>1/19/2018</i>	<i>4,350.55</i>	<i>91.69</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>228.98</i>	<i>4,442.24</i>
2016	160209332	3,764.79	89.60	0.00	0.00	0.00	188.24	3,666.15
	<i>2/9/2017</i>	<i>3,576.55</i>	<i>89.60</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>188.24</i>	<i>3,666.15</i>
2015	150235514	3,435.67	89.60	0.00	0.00	0.00	171.78	3,353.49
	<i>12/29/2015</i>	<i>3,263.89</i>	<i>89.60</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>171.78</i>	<i>3,353.49</i>
2014	140208577	3,653.35	50.94	0.00	0.00	0.00	182.67	3,521.62
	<i>2/4/2015</i>	<i>3,470.68</i>	<i>50.94</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>182.67</i>	<i>3,521.62</i>
2013	130109016	2,059.21	0.00	0.00	0.00	0.00	102.96	1,956.25
	<i>2/6/2014</i>	<i>1,956.25</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>102.96</i>	<i>1,956.25</i>

Assessment History

Year	Ag	Commercial		Residential		Total	Payment	
	Land	Land	Building	Land	Building		Specials	In Lieu
2019	0	86,000	331,200	0	0	417,200	0.00	0.00
2018	0	86,000	350,400	0	0	436,400	91.69	0.00
2017	0	86,000	372,000	0	0	458,000	91.69	0.00
2016	0	86,000	372,000	0	0	458,000	89.60	0.00
2015	0	81,700	353,400	0	0	435,100	89.60	0.00
2014	0	86,000	354,200	0	0	440,200	50.94	0.00
2013	0	5,900	246,500	0	0	252,400	0.00	0.00

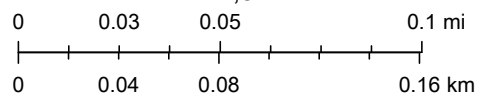
ArcGIS Web Map



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- Parcels
- Lot Lines
- City Zoning
- A: Agriculture
- C-3: Restricted Commercial
- M-1: Light Industrial
- M-2: Heavy Industrial
- City Limits
- 1 Mile- Extra Territorial Jurisdiction
- Roads



ZONING MAP

412 47th St W, Williston, ND 58801



City of Williston Zoning Map Zoning within the City and the City's one-mile Extra-Territorial Jurisdiction (ETJ)

412 47th st w

Parcel ID: 01797540102020
Address: 412 47TH ST W
Owner: WILLISTON ND PROPERTY LLC

Parcel ID- 01797540102020

PARCELID	01797540102020
PIN	01797540102020
STRPIN	01-797-54-01-02-020
AddName	SUBLOTS WILLISTON
LegalDesc1	SEC 2
LegalDesc2	SUBLOT 2 IN W2NESE
OwnrName	WILLISTON ND PROPERTY LLC
LegalDesc3	T154 R101 #613971
MailTo	WILLISTON ND PROPERTY LLC
OwnrCityST	DENVER, CO 80207-1706
OwnrStreet	7825 E 40TH AVE
ParcelStre	412 47TH ST W

Zoom to

Legend

- Special Permitted Use
- Conditional Use Permits Issued by Williams County
- Parcels
- Lot Lines
- City Zoning
 - A: Agriculture
 - C-1: Neighborhood Commercial
 - C-2: General Commercial
 - C-3: Restricted Commercial
 - HCC: Highway Corridor Commercial
 - M-1: Light Industrial
 - M-2: Heavy Industrial
 - M-3: Industrial Park
 - NZ: Not Zoned
 - P: Parks & Open Space
 - R-1: Single Family Residential
 - R-1A: Rural Residential
 - R-1E: Rural Estate

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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 over 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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