



4934 US Hwy 85 Shop

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Williston, North Dakota 58801

Property Highlights

- XXXX

Property Overview

+/- 5,000 SF
XXXXX

Offering Summary

Lease Rate:	\$5,833.33 per month (NNN)
Building Size:	10,000 SF
Available SF:	5,000 SF
Lot Size:	2.24 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	206	2,090	9,979
Total Population	502	4,945	23,372
Average HH Income	\$76,869	\$70,720	\$67,943

For More Information

Michael Houge, CCIM, SIOR

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Property Description

+/- 5,000 SF
XXXXX

Location Description

Billboard location fronting US HWY 85. 3/4 Mile from Williston's "Main & Main".
Frontage on Hwy 85.

Site Description

+/-10,000 SF Shop/Office Building with There are four drive-in doors with a large 2.24 Acre Yard. The building and yard is split into two +/-5,000 SF shop/office units, and the yard is split.

Exterior Description

XXXXXXXX

Interior Description

XXXXXXXX

Parking Description

Compacted, and shared gravel +/-2.24-acre lot

Utilities Description

Montana-Dakota Utilities Co.-Gas Company Mountrail-Williams Electric-Electric Utility CompanyWilliston Water Billing

Construction Description

Quality, steel on steel construction.

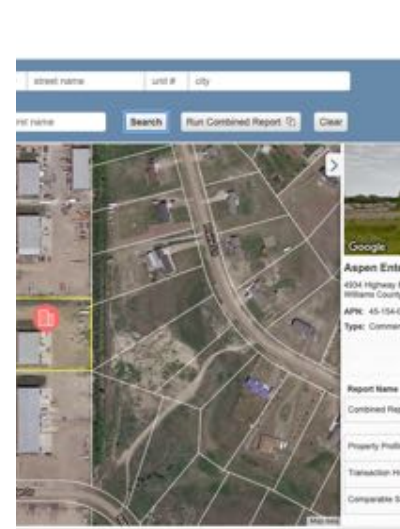
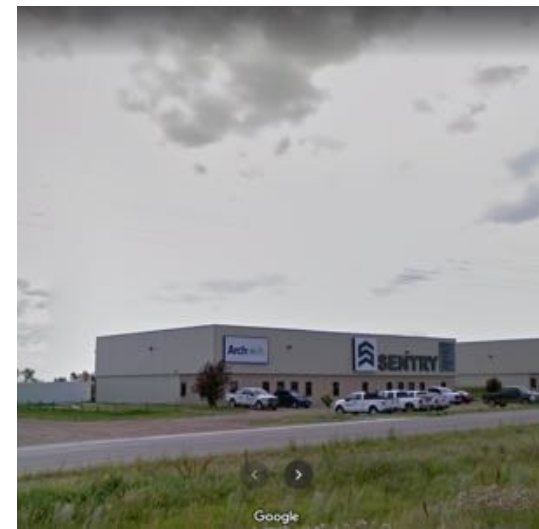
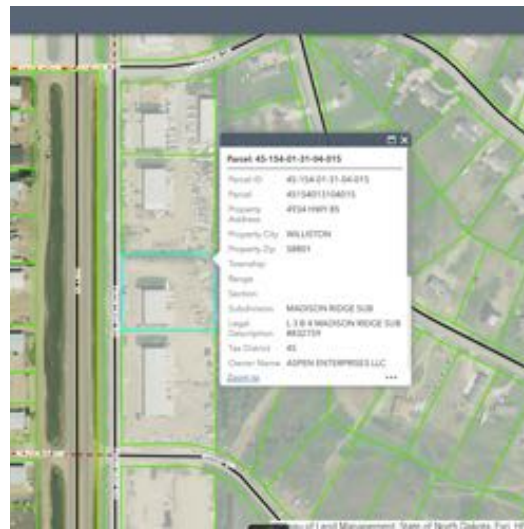
Loading Description

Large Overhead Drive-in Doors

Power Description

480 Amp 3-Phase Power

Gas Description

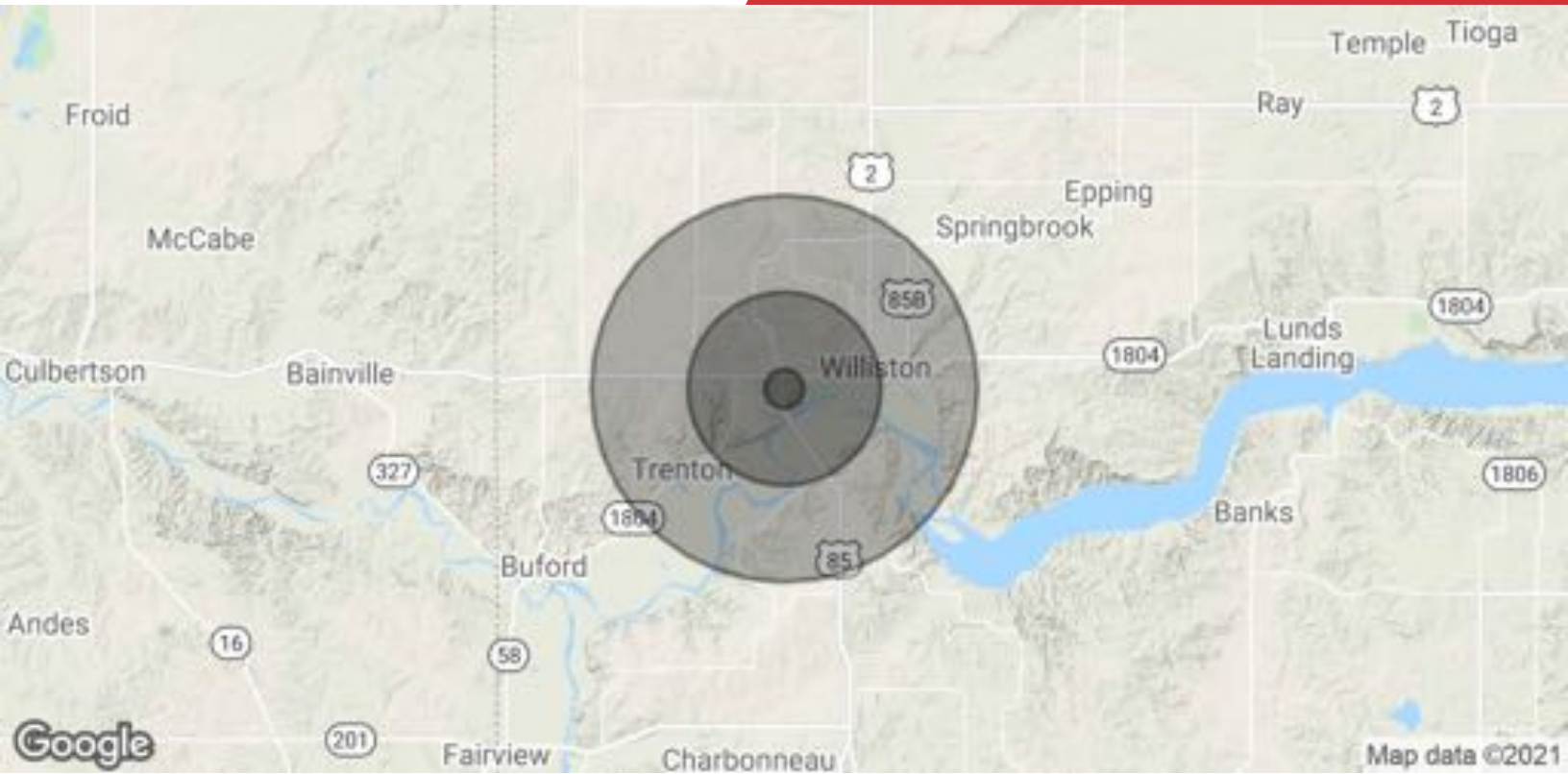


For Lease

5,000 SF | \$5,833.33 per month

Shop/Yard/Office Space





Population	1 Mile	5 Miles	10 Miles
Total Population	502	4,945	23,372
Average age	31.8	33.5	37.4
Average age (Male)	34.1	34.2	35.8
Average age (Female)	30.9	34.0	40.2
Households & Income	1 Mile	5 Miles	10 Miles
Total households	206	2,090	9,979
# of persons per HH	2.4	2.4	2.3
Average HH income	\$76,869	\$70,720	\$67,943
Average house value		\$99,607	\$99,723

* Demographic data derived from 2010 US Census



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or
"Publish on Website and Docs" in the [Plans Tab](#))



It turns out, you don't have any Plans Published!

(be sure to add floor plans in the [Property Edit Form](#))



Michael Houge, CCIM, SIOR

Managing Director

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Professional Background

Michael Houge is the managing Director of NAI Legacy. NAI Legacy is a member of the NAI Global network of over 6000 professionals and 375 offices worldwide. NAI Legacy is coupling the latest technology with a traditional emphasis on customer service, our team provides strategic guidance, administrative support and brokerage services for properties totaling nearly 2,500,000 square feet. With business lines including property management, traditional sales and leasing services, and 1031 Tax-Deferred Exchange solutions, the NAI Legacy team is adept at navigating all aspects of quality commercial real estate assignments. Mr. Houge, CCIM, SIOR 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 Western North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions. Michael has also leased well 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.

Specialties Include:

- The Purchase or Sale of Net-Leased Properties
- 1031 Tax Deferred Exchanges
- Commercial Real Estate Investments
- Energy (Oil Field) Related Real Estate
- Real Estate Technology
- Office Properties
- Retail and Industrial Real Estate
- Land Sales
- Financing
- Property Sales and Acquisitions
- Consulting for Real Estate Projects
- Public Speaking and Presenting on Related Topics
- Real Estate Marketing
- Branding and Web-Based Initiatives
- Investment Analysis

Education

B.A University of Minnesota-Twin Cities

Commercial Real Estate Institute (CCIM) Curriculum

Memberships

CCIM (Certified Commercial Investment Member)

SIOR (Society of Industrial and Office REALTORS)

ICSC (International Council of Shopping Centers)

Minnesota Shopping Center Association (MSCA)

National Association of REALTORS (NAR)

Minnesota Commercial Real Estate Association (MNCREA)

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