

26,004 SF | Retail Property

# Former Shopko Hometown Stanley, ND

702 Westview Lane



## PROPERTY HIGHLIGHTS

- Average HH Income:
- \$74,795 3-Mile
- Large, paved parking area
- Great Visibility
- Very well-constructed
- Drive-thru window

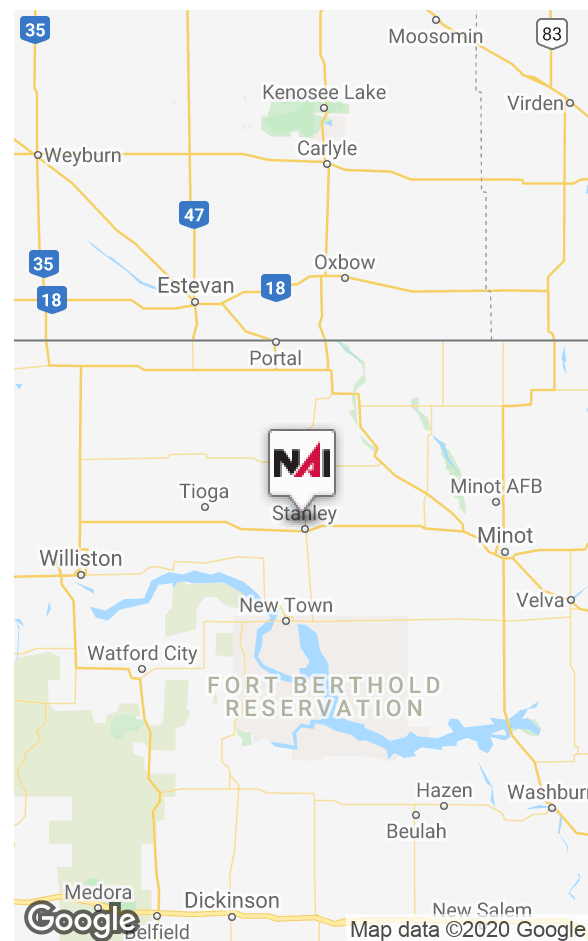
## PROPERTY DESCRIPTION

For Sale or Lease-Almost new Shopko Hometown store. Shopko's loss can be your gain.

26,004 SF on +/-2.5 acres.

Ready to open your Stanley Location?

SPACES	LEASE RATE	LEASE TYPE	SIZE (SF)
Entire Building	\$6.95 SF/Yr	NNN	26,004



**Michael Houge, CCIM, SIOR**  
 C: 612 701 7454  
 michael@nailegacy.com



275 Market Street, Suite #561  
 Minneapolis, MN 55405  
 612 383 2590 tel  
 nailegacy.com

Sale Price:

**\$1,495,000**

Lease Rate:

\$6.95 PSF NNN

**\$6.95 SF/YR****PROPERTY INFORMATION**

Property Subtype	Free Standing Building
APN #	61-0094398
Lot Frontage	350 ft
Lot Depth	367 ft
Traffic Count	2555
Amenities	Avg. HH Income: \$74,795 3-Mile Large paved parking area Great Visibility Very well-constructed Drive-thru window
Power	Heavy

**PARKING & TRANSPORTATION**

Parking Type	Surface
Number of Parking Spaces	87

**UTILITIES & AMENITIES**

Handicap Access	Yes
Central HVAC	Yes
HVAC	Several rooftop units
Broadband	T1/T3
Landscaping	New and well done
Gas / Propane	Natural Gas

**LOCATION INFORMATION**

Building Name	Former Shopko Hometown
Street Address	702 Westview Lane
City, State, Zip	Stanley, ND 58784
County	Mountrail
Market	Stanley
Sub-market	Bakken
Cross-Streets	82nd Avenue NW & Westview Lane
Township	Stanley City
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Rural
Nearest Highway	US Hwy 2
Nearest Airport	Stanley Municipal Airport

**BUILDING INFORMATION**

Occupancy %	100.0%
Tenancy	Single
Year Built	2016
Gross Leasable Area	26,004 SF
Framing	Steel on Steel
Condition	Excellent
Roof	Flat-Membrane
Free Standing	No









The Boulder GROUP SITE PLAN



NET LEASE INVESTMENT OFFERING





702 Westview Lane

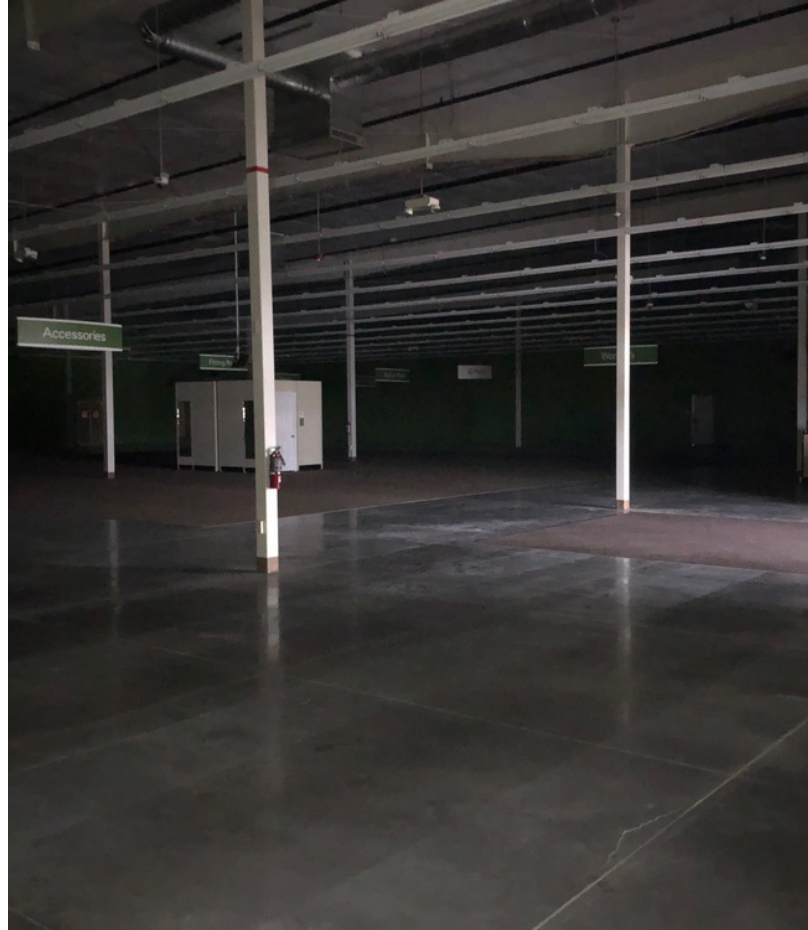


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612 383 2590 tel  
[nailegacy.com](http://nailegacy.com)

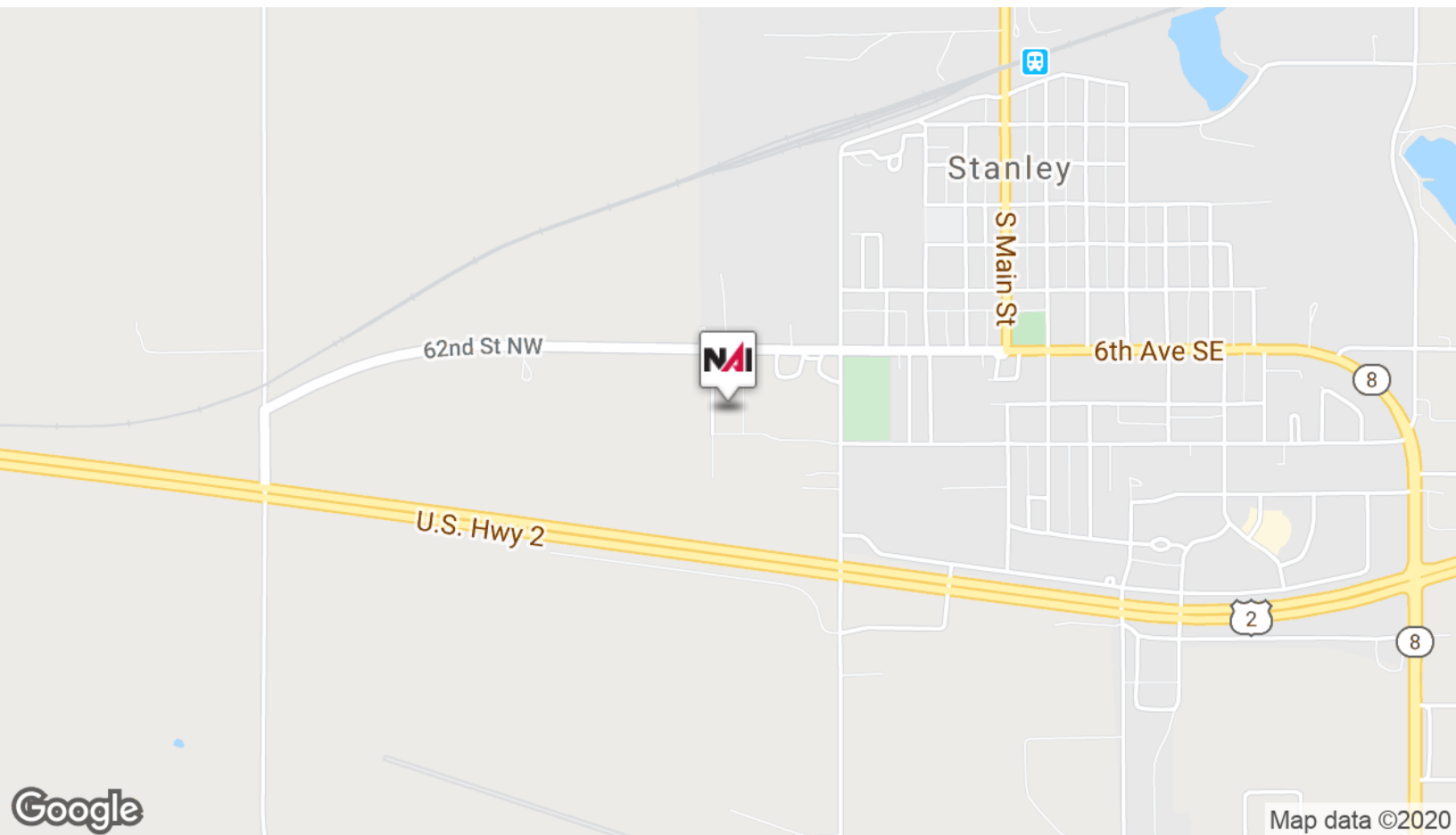


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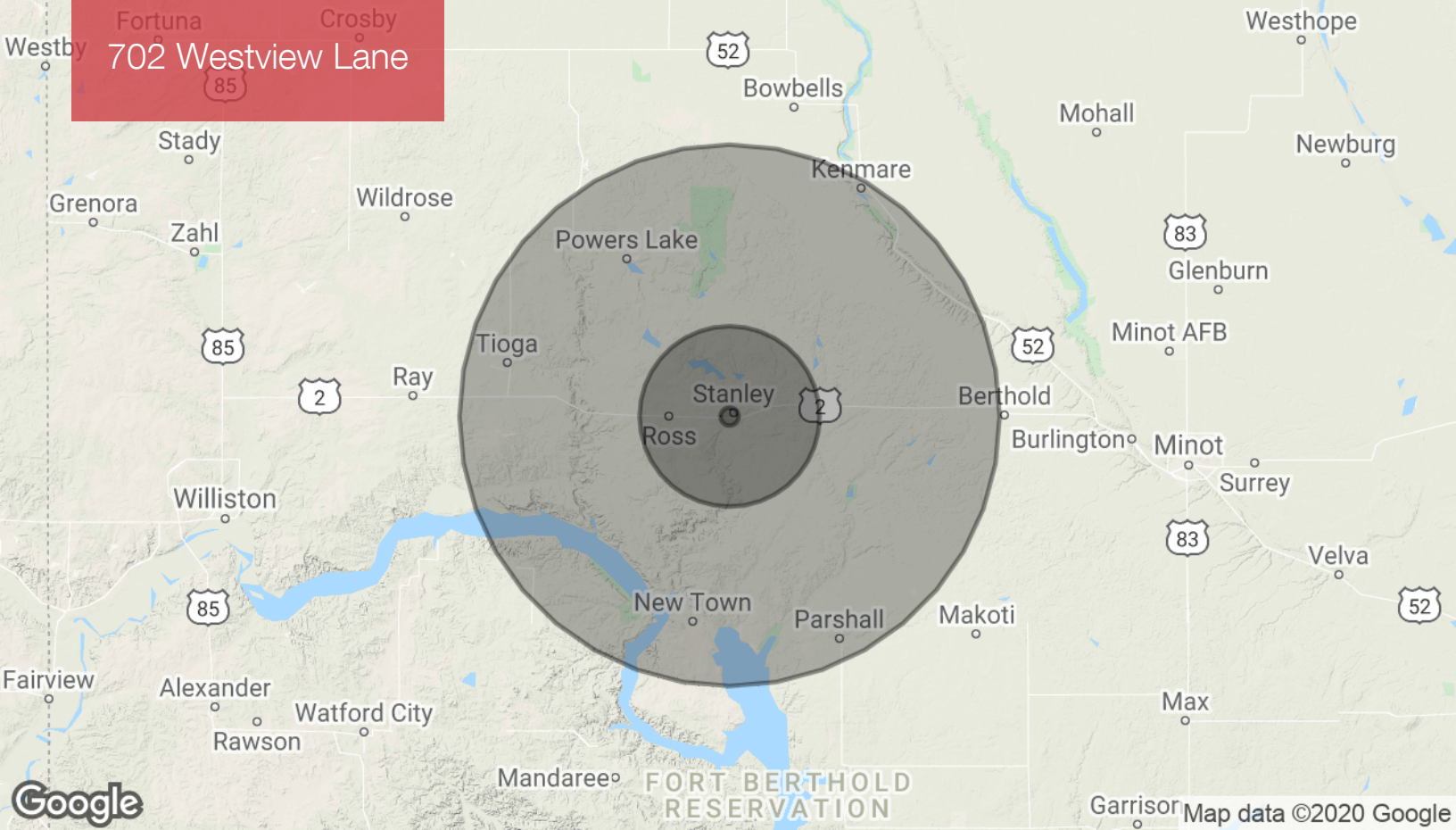
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POPULATION	1 MILE	10 MILES	30 MILES
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Total Population	7	730	8,140
Average age	45.5	43.6	41.2
Average age (Male)	38.3	36.7	36.9
Average age (Female)	50.7	48.6	44.6

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
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Total households	3	311	3,376
# of persons per HH	2.3	2.3	2.4
Average HH income	\$77,887	\$75,132	\$67,276
Average house value	\$115,202	\$90,001	\$87,742

\* Demographic data derived from 2010 US Census



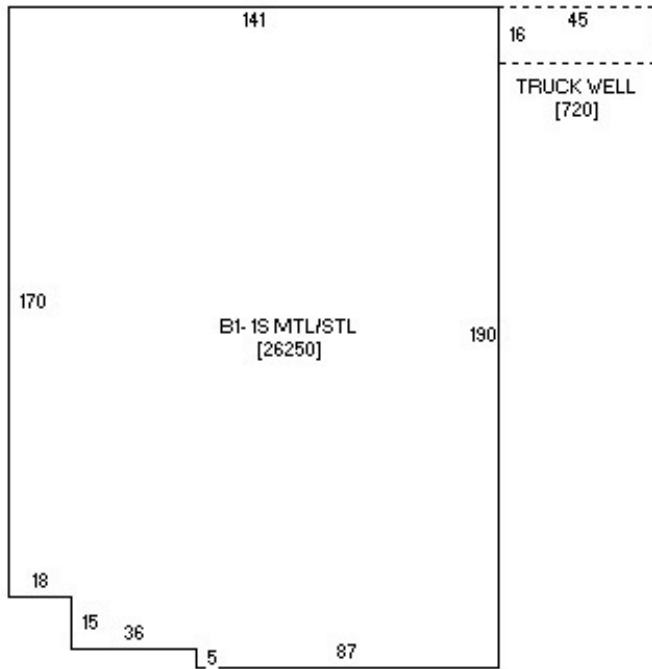
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NET LEASE INVESTMENT OFFERING









## MICHAEL HOUGE, CCIM, SIOR

Managing Director

michael@nailegacy.com

Direct: 701.645.1057 | Cell: 612.701.7454

ND #7909 // MN #86083

### PROFESSIONAL BACKGROUND

Michael Houge is the managing Director of NAI Legacy. NAI Legacy is a member of the NAI Global network of over 7,000 professionals and 400 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 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  
Consulting for Real Estate Projects  
Real Estate Marketing  
Investment Analysis  
Commercial Real Estate Investments  
Real Estate Technology  
Land Sales

Property Sales and Acquisitions  
Public Speaking and Presenting on Related Topics  
Branding and Web-Based Initiatives  
1031 Tax Deferred Exchanges  
Energy (Oil Field) Related Real Estate  
Office Properties Retail and Industrial Real Estate  
Financing

### 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)

