

8,250 SF | Shop/Office/Yard Property

# 13545 Bassett Ln

For Sale or Lease



## PROPERTY DESCRIPTION

8250 SF Industrial Shop & Office for Lease on 5 acres located just off of HWY 2 in the Missouri Ridge Commercial Park North of Williston, ND.

North end of the Park, north of Peterbilt, the Ramada Williston, and Hertz Truck Rentals. Just outside of the Williston ETJ.

The owner will structure a "Lease to Buy".

SPACES	LEASE RATE	LEASE TYPE	SIZE (SF)
13545 Bassett Ln	\$15.50 SF/Yr	NNN	8,250

## PROPERTY HIGHLIGHTS

- +/- 8,250 SF (plus 1,250 SF of Mezzanine Space) In Floor, Radiant Heat
- 2 Drive-Thru Bays 115' Long
- +/- 1,250 SF Office Space
- 3 Private Offices
- Reception Area
- Conference Room
- Kitchen/Break Area

## SUMMARY

<b>Available SF</b>	+/-8,250 SF
<b>Lease Rate</b>	\$15.50 SF/Yr (NNN)
<b>Lot Size</b>	+/-5.01 Acres
<b>Building Size</b>	+/-8,250 SF

[VIEW PROPERTY VIDEO](#)

**Michael Houge, CCIM, SIOR**

C: 612 701 7454

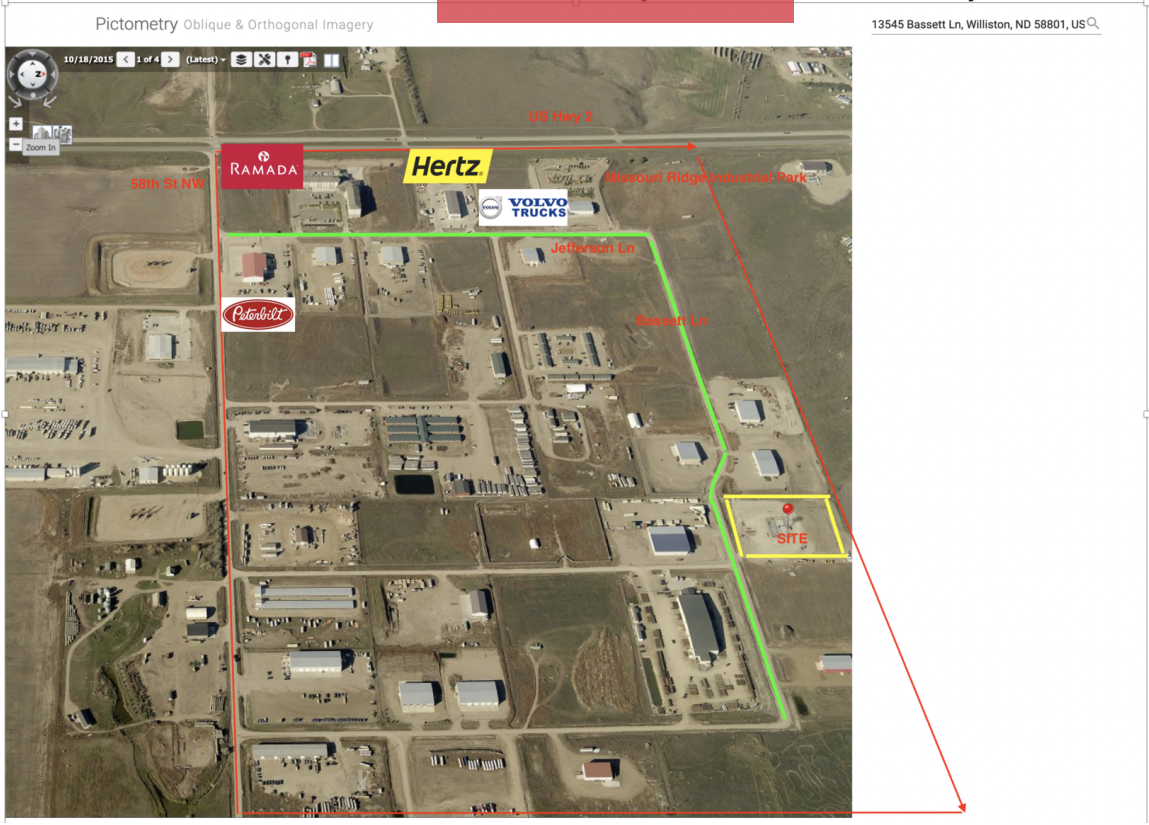
michael@nailegacy.com



**NAI**Legacy

14525 Highway 7, Suite 305  
Minneapolis, MN 55345  
612 383 2590 tel  
[nailegacy.com](http://nailegacy.com)

# 13545 Bassett Lane, Williston, ND



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13545 Bassett Ln



60th St NW

60th St NW



57th St NW



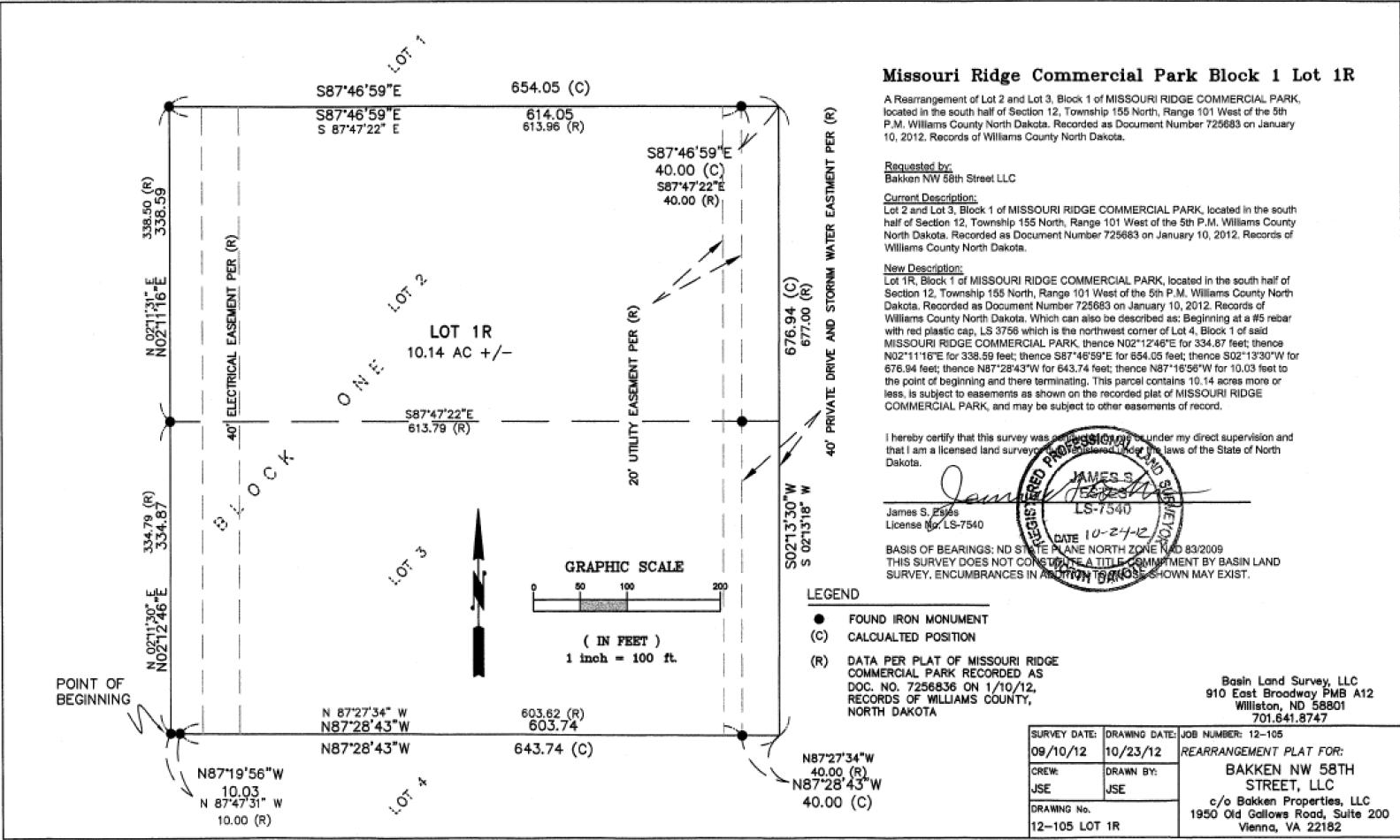
Google

Map data ©2020



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**Missouri Ridge Commercial Park Block 1 Lot 1R**

A Rearrangement of Lot 2 and Lot 3, Block 1 of MISSOURI RIDGE COMMERCIAL PARK, located in the south half of Section 12, Township 155 North, Range 101 West of the 5th P.M. Williams County North Dakota. Recorded as Document Number 725683 on January 10, 2012. Records of Williams County North Dakota.

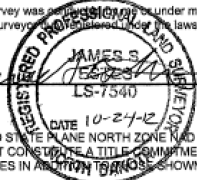
Requested by:  
Bakken NW 58th Street LLC

Current Description:  
Lot 2 and Lot 3, Block 1 of MISSOURI RIDGE COMMERCIAL PARK, located in the south half of Section 12, Township 155 North, Range 101 West of the 5th P.M. Williams County North Dakota. Recorded as Document Number 725683 on January 10, 2012. Records of Williams County North Dakota.

New Description:  
Lot 1R, Block 1 of MISSOURI RIDGE COMMERCIAL PARK, located in the south half of Section 12, Township 155 North, Range 101 West of the 5th P.M. Williams County North Dakota. Recorded as Document Number 725683 on January 10, 2012. Records of Williams County North Dakota. Which can also be described as: Beginning at a #5 rebar with red plastic cap, LS 3756 which is the northwest corner of Lot 4, Block 1 of said MISSOURI RIDGE COMMERCIAL PARK, thence N02°12'46"E for 334.87 feet; thence N02°11'16"E for 338.59 feet; thence S87°46'59"E for 654.05 feet; thence S02°13'30"W for 676.94 feet; thence N87°28'43"W for 643.74 feet; thence N87°19'56"W for 10.03 feet to the point of beginning and there terminating. This parcel contains 10.14 acres more or less. Is subject to easements as shown on the recorded plat of MISSOURI RIDGE COMMERCIAL PARK, and may be subject to other easements of record.

I hereby certify that this survey was made under my direct supervision and that I am a licensed land surveyor in the State of North Dakota.

James S. Eyles  
License No. LS-7540



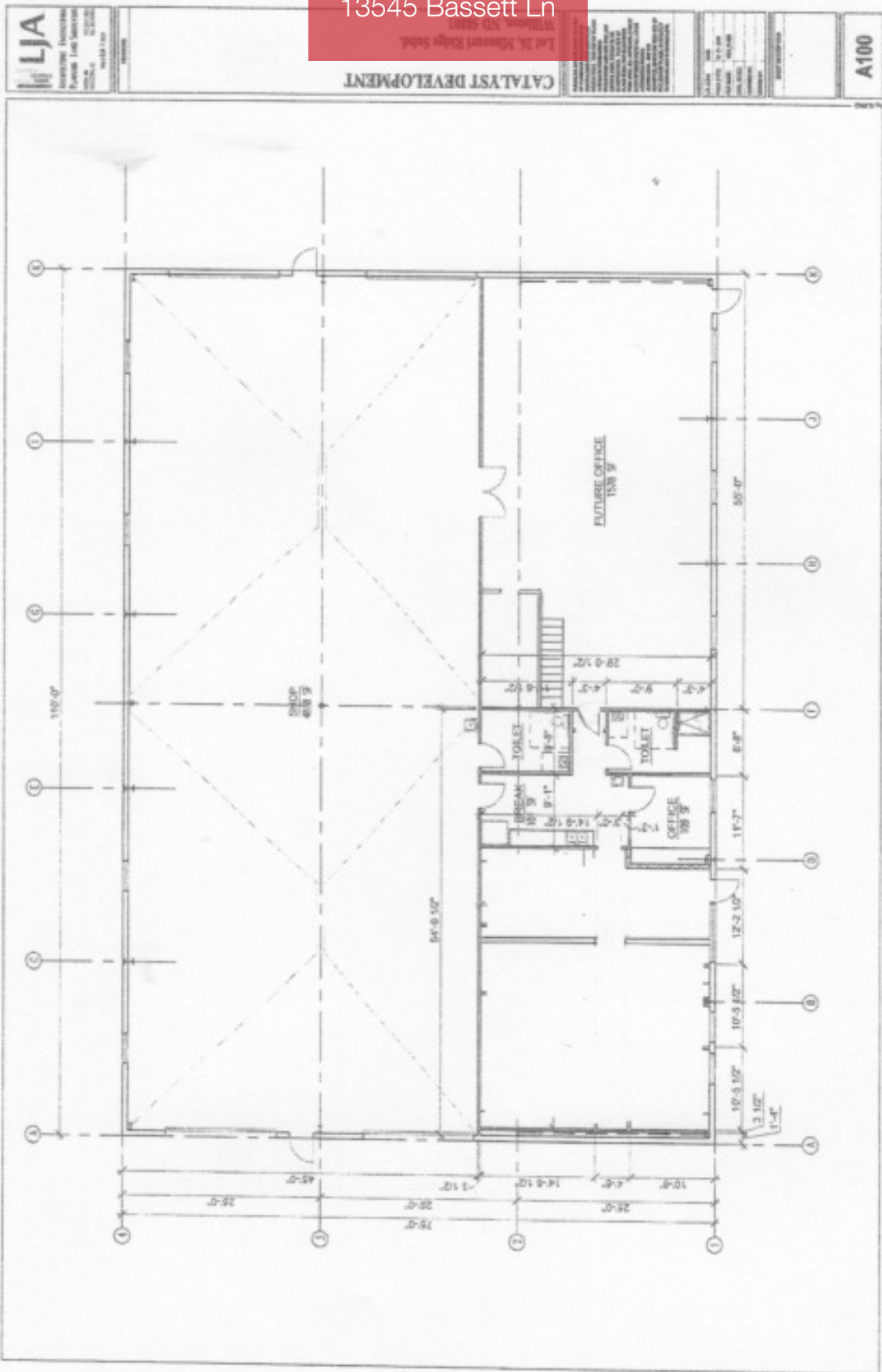
DATE 10-24-12  
BASIS OF BEARINGS: ND STATE PLANE NORTH ZONE NAD 83/2009  
THIS SURVEY DOES NOT CONSTITUTE A TITLE COMMITMENT BY BASIN LAND SURVEY. ENCUMBRANCES IN A PLAT OR RECORDS SHOWN MAY EXIST.

Basin Land Survey, LLC  
910 East Broadway PMB A12  
Williston, ND 58901  
701.841.8747

SURVEY DATE: 09/10/12	DRAWING DATE: 10/23/12	JOB NUMBER: 12-105
CREW: JSE	DRAWN BY: JSE	REARRANGEMENT PLAT FOR: BAKKEN NW 58TH STREET, LLC
DRAWING No. 12-105 LOT 1R		c/o Bakken Properties, LLC 1950 Old Gallows Road, Suite 200 Vienna, VA 22182



13545 Bassett Ln



**LJA**  
Landscape Architecture  
10000 Hennepin Avenue, Suite 100  
Minneapolis, MN 55412  
763.426.1100  
www.lja.com

**CATALYST DEVELOPMENT**  
Lot 2A, Bassett Ridge Subd.  
Minneapolis, MN 55401

DATE: 08/14/18  
PROJECT: 13545 Bassett Ln  
SHEET NO.: 100-100-100-100  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]

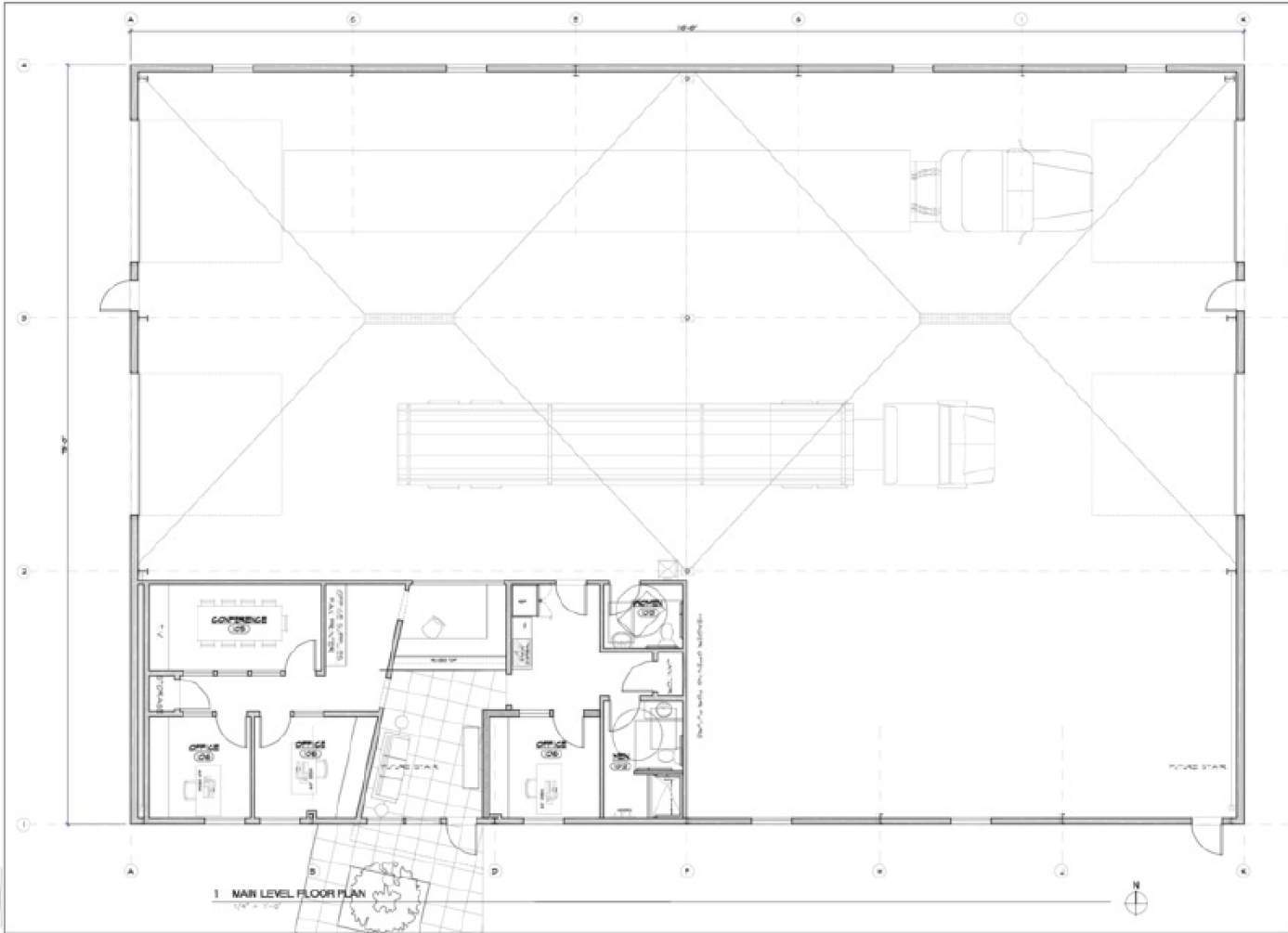
A100



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nailegacy.com





1 MAIN LEVEL FLOOR PLAN



**MISSOURI RIDGE  
LOT 26  
FACILITY IMPROVEMENTS**  
WILKINS COUNTY  
WILSON NORTH DAKOTA

CATALYTIC DEVELOPMENT  
6501 WALK HOLLOW  
DESIGN, ARCHITECTURE &  
ENGINEERING, LLC



REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS  
DATE  
**7 MARCH 2014**

PROJECT NUMBER  
**141930**

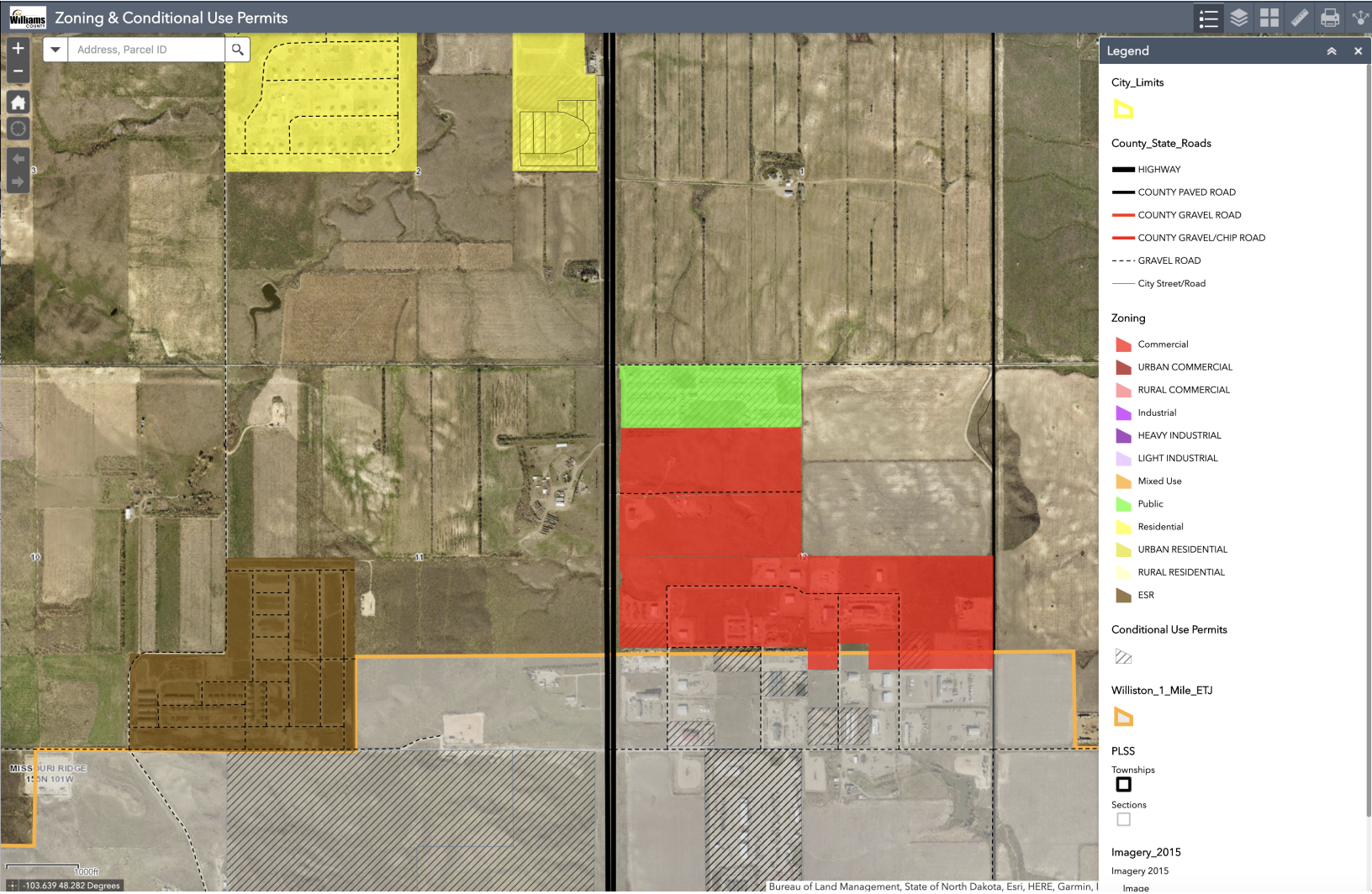
SHEET TITLE  
MAIN LEVEL PLAN

SCALE  
1/4" = 1'-0"

**A  
201**

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# Williams County Property Tax Information

## 46-155-01-28-05-005

### Property Facts

<i>Property ID</i>	46-155-01-28-05-005	<i>Property Owner</i>	DEVELOPMENT COMPANY II LLC
<i>Property Address</i>	13545 BASSETT LANE WILLISTON, ND 58801	<i>Addressee</i>	DEVELOPMENT COMPANY II LLC
<i>Addition</i>	MISSOURI RIDGE COMMERCIAL PARK	<i>Owner Address</i>	5470 S HIGHLINE CIR GREENWOOD VILLAGE, CO 80121-1912
<i>Legal Description</i>	B 5  L 1 #843104	<i>Taxpayer</i>	DEVELOPMENT COMPANY II LLC
<i>Township</i>		<i>Taxpayer ID</i>	10114
<i>Range</i>		<i>Taxpayer Address</i>	5470 S HIGHLINE CIR GREENWOOD VILLAGE, CO 80121-1912
<i>Section</i>		<i>Property Type</i>	REAL
		<i>Number of Acres</i>	5.01000
		<i>School District</i>	Williams County SD #8
		<i>Fire District</i>	Williston Rural Fire District #1

### 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>
2019	190227731	931,500	149.48	6,962.05	0.00	6,962.05	0.00	0.00	0.00	0.00	0.00
2018	180227677	1,031,000	132.37	6,823.68	0.00	6,823.68	0.00	0.00	0.00	0.00	0.00
2017	170227657	1,108,600	118.54	6,570.67	0.00	6,570.67	0.00	0.00	0.00	0.00	0.00
2016	160227641	1,169,400	130.74	6,727.03	0.00	6,727.03	1.00	0.00	0.00	0.00	0.00
2015	150253922	249,000	134.39	1,472.38	0.00	1,472.38	1.00	0.00	0.00	0.00	0.00
2014	140226757	270,600	130.88	1,558.33	0.00	1,558.33	51.00	0.00	0.00	0.00	0.00
2013	130126262	200,000	154.45	1,359.16	0.00	1,359.16	0.00	0.00	0.00	0.00	0.00
2012	1220217	1,844	217.13	19.97	0.00	19.97	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>
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# Williams County Property Tax Information

2019	190227731	6,962.05	0.00	0.00	0.00	0.00	348.10	6,613.95
	2/4/2020	6,613.95	0.00	0.00	0.00	0.00	348.10	13,129.19
2018	180227677	6,823.68	0.00	0.00	0.00	0.00	341.18	6,482.50
	1/17/2019	6,482.50	0.00	0.00	0.00	0.00	341.18	12,874.46
2017	170227657	6,570.67	0.00	0.00	0.00	0.00	328.53	6,242.14
	10/1/2017	6,242.14	0.00	0.00	0.00	0.00	328.53	42,164.30
2016	160227641	6,727.03	0.00	0.00	302.72	0.00	0.00	7,029.75
	10/1/2017	6,727.03	0.00	0.00	302.72	0.00	0.00	42,164.30
2015	150253922	1,472.38	0.00	1.00	132.51	147.24	0.00	1,753.13
	10/1/2017	1,472.38	0.00	1.00	132.51	147.24	0.00	42,164.30
2014	140226757	1,558.33	0.00	51.00	140.25	342.84	0.00	2,092.42
	10/1/2017	1,558.33	0.00	51.00	140.25	342.84	0.00	42,164.30
2013	130126262	1,359.16	0.00	0.00	1.02	0.00	0.00	1,360.18
	3/19/2014	713.56	0.00	0.00	1.02	0.00	0.00	714.58
	12/30/2013	645.60	0.00	0.00	0.00	0.00	0.00	7,816.14
2012	1220217	19.97	0.00	0.00	0.00	0.00	1.00	18.97
	12/28/2012	9.48	0.00	0.00	0.00	0.00	1.00	9.48
	12/27/2012	9.49	0.00	0.00	0.00	0.00	0.00	9.49

## Assessment History

Year	Ag	Commercial		Residential		Total	Specials	Payment In Lieu
	Land	Land	Building	Land	Building			
2020	0	325,700	687,300	0	0	1,013,000	0.00	0.00
2019	0	276,800	654,700	0	0	931,500	0.00	0.00
2018	0	302,900	728,100	0	0	1,031,000	0.00	0.00
2017	0	325,700	782,900	0	0	1,108,600	0.00	0.00
2016	0	270,600	1,288,700	0	0	1,559,300	0.00	0.00
2016	0	270,600	898,800	0	0	1,169,400	0.00	0.00
2015	0	249,000	0	0	0	249,000	0.00	0.00
2014	0	270,600	0	0	0	270,600	0.00	0.00
2013	0	200,000	0	0	0	200,000	0.00	0.00
2012	1,844	0	0	0	0	1,844	0.00	0.00

## CERTIFICATE OF OCCUPANCY

The building located at 13545 Bassett Ln , Williston, ND 58801  
has been inspected for compliance with the laws and ordinances of Williams County and is  
hereby issued a Certificate of Occupancy.

Building Permit # 3778      Owner of Building: Catalyst Development ( Bill Maly)

Owner Address 13545 Bassett Ln , Williston, ND 58801

Applicable Edition of Code: 2014 North Dakota State Building Code

Use of Building: Truck Repair Shop (S-1) Office (B)



Doug Lalim  
Building Official

1-22-2018  
Completion Date



Williams County Development Services  
Building Division

PO Box 2047 | 220 2<sup>nd</sup> Ave. E. | Williston, ND 58802-2047 | Phone 701.577.4567 | [www.williamsnd.com](http://www.williamsnd.com)





**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 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 Association of REALTORS (MNCAR)

**NAI Legacy**

14525 Highway 7 Suite 305  
Minneapolis, MN 55345  
612.383.2590



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