



Super Heaters Tioga Shop

10784 US Hwy 2
Tioga, North Dakota 58852

Property Highlights

- 4 16'X14' Drive-Thru Doors
- In-Floor Heat
- 10 Acres
- +/-11,200 SF PLUS Mezzanine Caretaker's Unit and Storage
- Floor Drain

Property Description

Hard to Find quality Shop/Yard/Office U.S. Hwy 2-Tioga, ND For Sale or Lease.

OFFERING SUMMARY

Sale Price	\$1,100,000
Lot Size	10.0 Acres
Building Size	11,200 SF

[VIEW PROPERTY VIDEO](#)

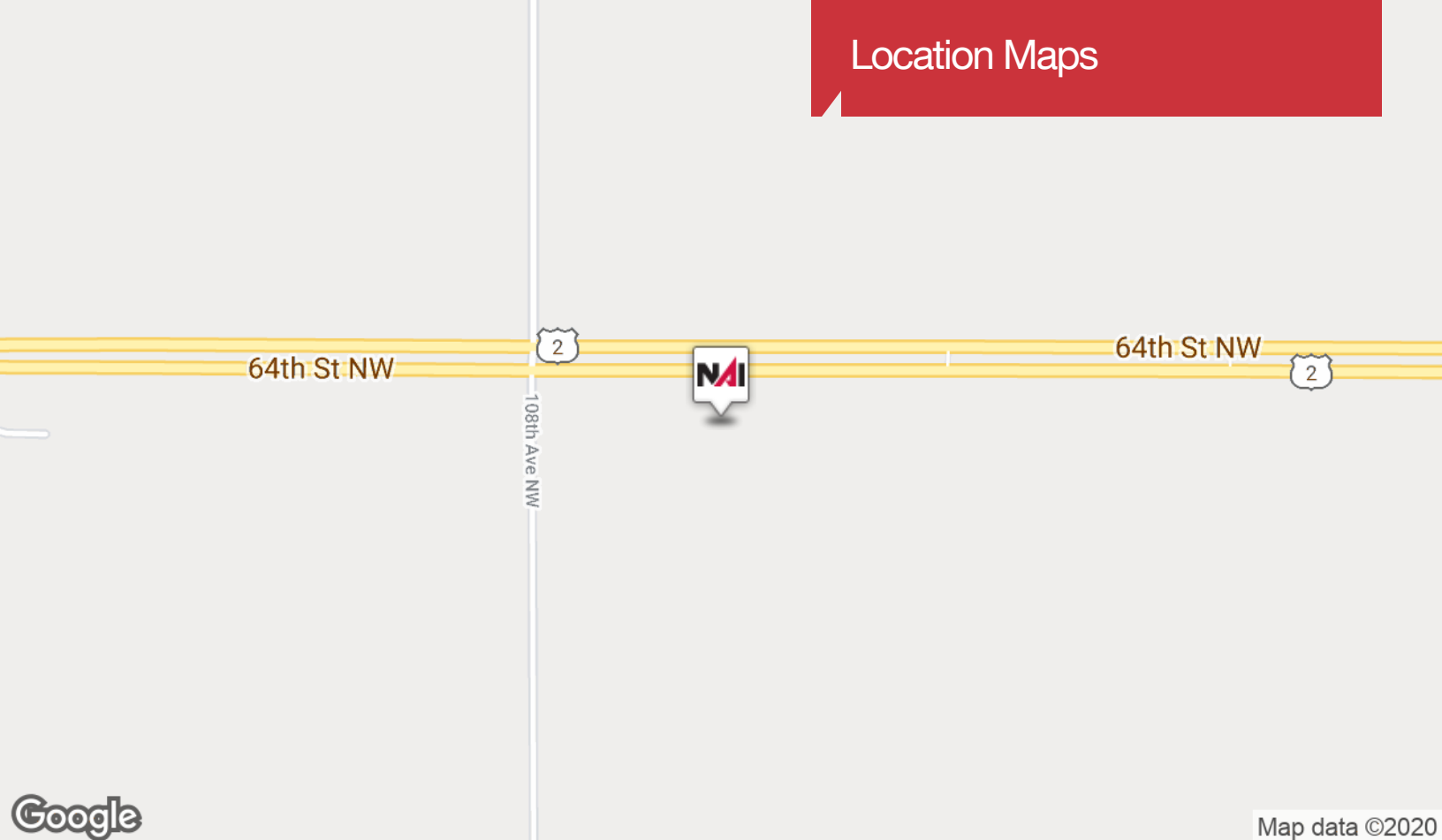
For more information

Michael Hougé, CCIM, SIOR

O: 612 701 7454

michael@nailegacy.com





Additional Photos



SALE PRICE **\$1,100,000**

LEASE RATE **\$13.00 SF/YR**

LOCATION INFORMATION

Building Name	Super Heaters Tioga Shop
Street Address	10784 US Hwy 2
City, State, Zip	Tioga, ND 58852
County	Williams
Market	Bakken
Sub-Market	Tioga Area-Hwy 2
Cross-Streets	108th Ave. NW & Hwy 2
Township	West Bank
Side Of The Street	South
Road Type	Highway
Market Type	Rural
Nearest Highway	U.S. Hwy. 2
Nearest Airport	Tioga Municipal Airport

BUILDING INFORMATION

Occupancy %	0.0%
Tenancy	Single
Ceiling Height	20 ft
Minimum Ceiling Height	16 ft
Number Of Floors	2
Average Floor Size	11 SF
Year Built	2011
Gross Leasable Area	11 SF
Construction Status	Existing
Warehouse %	70.0%
Framing	Steel on red steel

PROPERTY INFORMATION

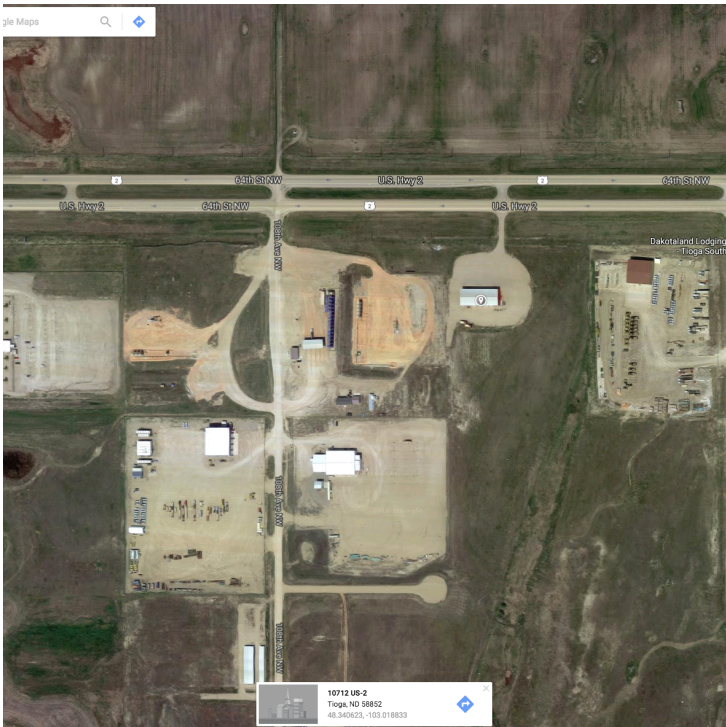
Property Type	Shop/Office/Yard
Property Subtype	Flex Space
APN #	18-156-96-30-00-020
Lot Frontage	640 ft
Lot Depth	660 ft
Traffic Count	5595
Amenities	3BR caretaker's apartment

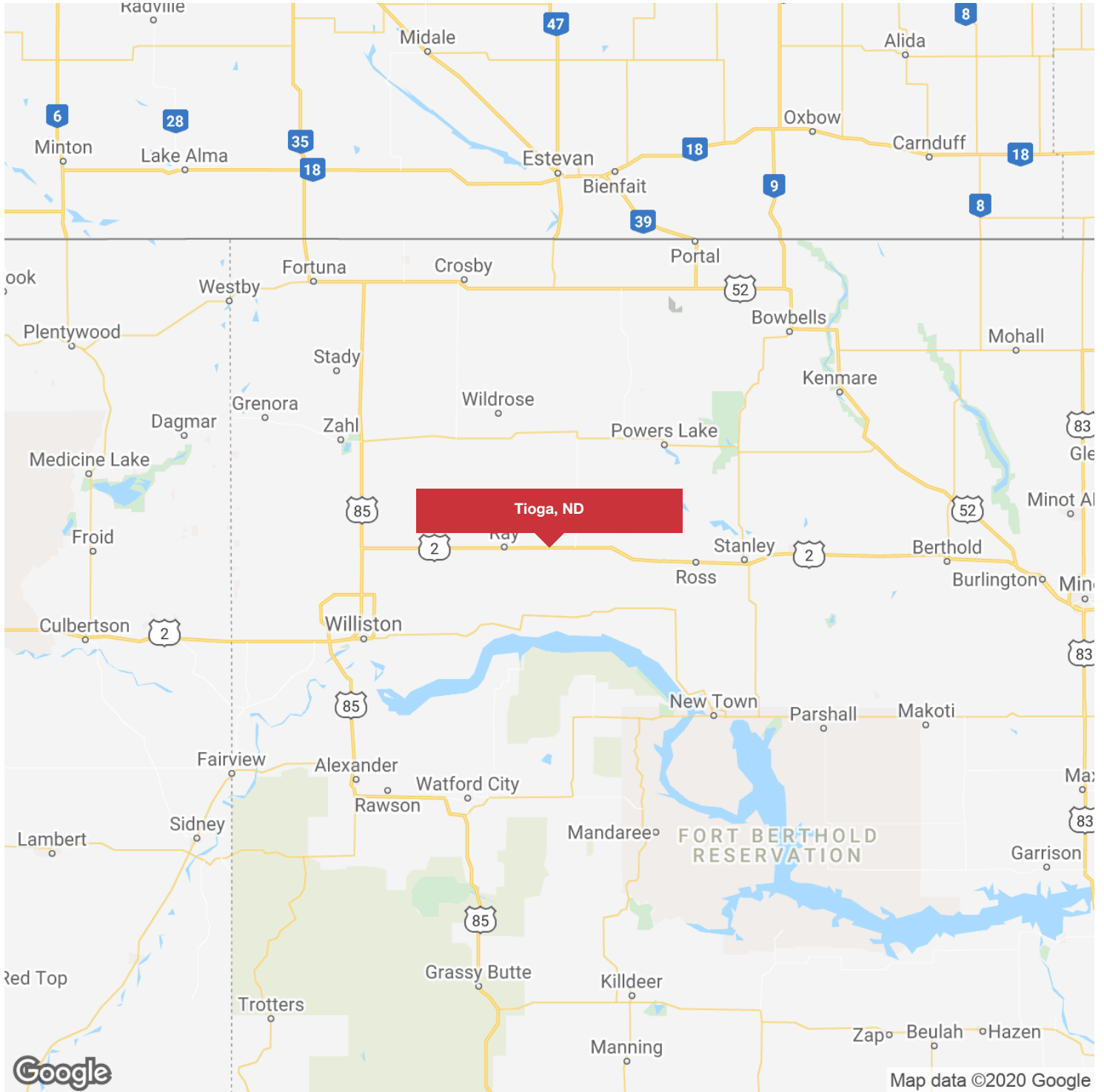
PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Central HVAC	Yes
Broadband	Gigabit
Centrix Equipped	Yes





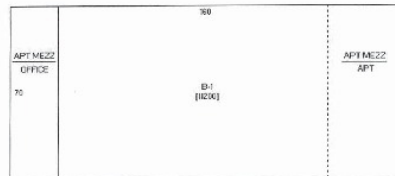


Google

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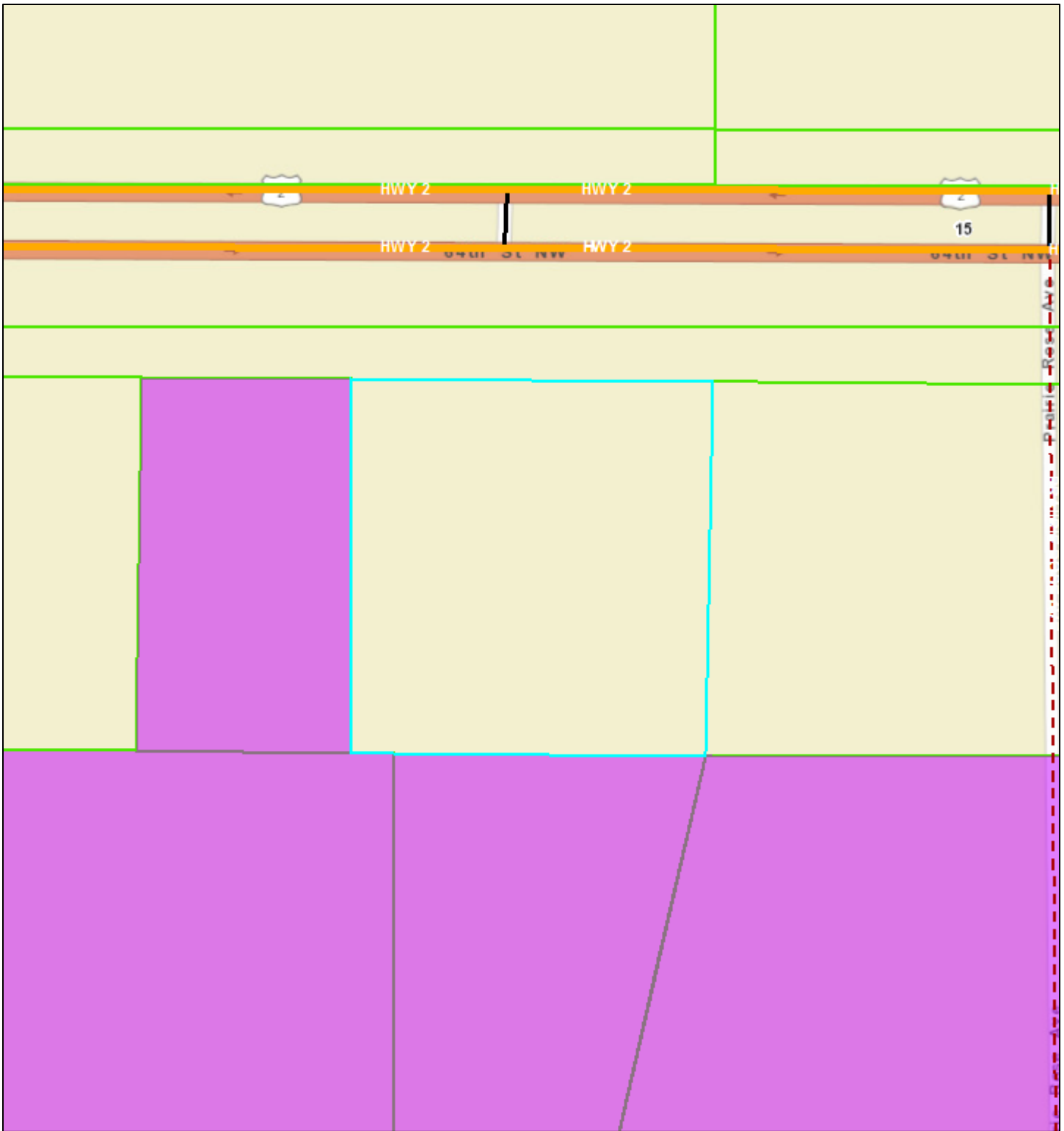
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Sketch: 1 of 1






Williams County Zoning & CUP





December 20, 2016

Roads

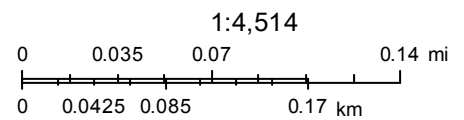
-  City Street/Road
-  STATE HIGHWAY
-  GRAVEL ROAD

Parcels

-  Townships
-  Sections

Zoning

-  Industrial



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Williams County Property Tax Information

18-156-96-30-00-020

Property Facts

<i>Property ID</i>	18-156-96-30-00-020	<i>Property Owner</i>	SUPER HEATERS OF ND LLC
<i>Property Address</i>	10784 HWY 2 TIOGA, ND 58852	<i>Addressee</i>	SUPER HEATERS OF ND LLC
<i>Addition</i>	HAUSTVEIT SUB	<i>Owner Address</i>	PO BOX 421328 HOUSTON, TX 77242-1328
<i>Legal Description</i>	L 3 #695973	<i>Taxpayer</i>	SUPER HEATERS OF ND LLC
<i>Township</i>		<i>Taxpayer ID</i>	47844
<i>Range</i>		<i>Taxpayer Address</i>	PO BOX 421328 HOUSTON, TX 77242-1328
<i>Section</i>		<i>Property Type</i>	REAL
		<i>Number of Acres</i>	10.00000
		<i>School District</i>	Tioga SD #15
		<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>
2018	180216900	1,660,100	110.74	9,191.99	0.00	9,191.99	0.00	0.00	0.00	0.00	0.00
2017	170216896	1,785,000	111.53	9,954.06	0.00	9,954.06	0.00	0.00	0.00	0.00	0.00
2016	160216922	2,044,000	116.16	10,446.97	0.00	10,446.97	0.00	0.00	0.00	0.00	0.00
2015	150243128	1,880,500	118.64	9,816.53	0.00	9,816.53	0.00	0.00	0.00	0.00	0.00
2014	140216112	1,750,200	142.41	10,966.82	0.00	10,966.82	0.00	0.00	0.00	0.00	0.00
2013	130116057	780,800	150.74	5,178.70	0.00	5,178.70	0.00	0.00	0.00	0.00	0.00
2012	1210820	550,600	184.04	5,066.62	0.00	5,066.62	0.00	0.00	0.00	0.00	0.00
2011	1110242	111,000	205.11	1,138.36	0.00	1,138.36	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>
2018	180216900	9,191.99	0.00	0.00	0.00	0.00	459.60	8,732.39
	12/18/2018	8,732.39	0.00	0.00	0.00	0.00	459.60	8,732.39
2017	170216896	9,954.06	0.00	0.00	0.00	0.00	497.70	9,456.36



Williams County Property Tax Information

	12/19/2017	9,456.36	0.00	0.00	0.00	0.00	497.70	9,456.36
2016	160216922	10,446.97	0.00	0.00	0.00	0.00	522.35	9,924.62
	12/27/2016	9,924.62	0.00	0.00	0.00	0.00	522.35	9,924.62
2015	150243128	9,816.53	0.00	0.00	0.00	0.00	490.83	9,325.70
	12/22/2015	9,325.70	0.00	0.00	0.00	0.00	490.83	9,325.70
2014	140216112	10,966.82	0.00	0.00	0.00	0.00	548.34	10,418.48
	1/14/2015	10,418.48	0.00	0.00	0.00	0.00	548.34	10,418.48
2013	130116057	5,178.70	0.00	0.00	0.00	0.00	258.94	4,919.76
	12/21/2013	4,919.76	0.00	0.00	0.00	0.00	258.94	4,919.76
2012	1210820	5,066.62	0.00	0.00	0.00	0.00	253.33	4,813.29
	12/28/2012	4,813.29	0.00	0.00	0.00	0.00	253.33	4,813.29
2011	1110242	1,138.36	0.00	0.00	0.00	0.00	56.92	1,081.44
	1/9/2012	1,081.44	0.00	0.00	0.00	0.00	56.92	1,081.44

Assessment History

Year	Ag		Commercial		Residential		Payment	
	Land	Land	Building	Land	Building	Total	Specials	In Lieu
2019	0	238,000	1,258,500	0	0	1,496,500	0.00	0.00
2018	0	260,400	1,399,700	0	0	1,660,100	0.00	0.00
2017	0	280,000	1,505,000	0	0	1,785,000	0.00	0.00
2016	0	280,000	1,764,000	0	0	2,044,000	0.00	0.00
2015	0	257,600	1,622,900	0	0	1,880,500	0.00	0.00
2014	0	280,000	1,470,200	0	0	1,750,200	0.00	0.00
2013	0	150,000	630,800	0	0	780,800	0.00	0.00
2012	0	100,000	450,600	0	0	550,600	0.00	0.00



MICHAEL HOUGE, CCIM, SIOR

Managing Director

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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)