



Confidential Offering Memorandum

Shop/Office/Yard Space

14457 Commerce Park Blvd Williston, ND 58801
+/- 15,125 SF Shop/Office/Yard 9.73 Acres

\$1,799,000 | \$14.00 PSF NNN

"Lease to Buy" or a Contract for Deed



Sale Price

\$1,799,000

Lease Rate

\$14.00 PSF NNN

Location Information

Building Name	All Power Trucking Shop/Office Yard
Street Address	14457 Commerce Park Blvd
City, State, Zip	Williston, ND 58801
Office/Mezzanine	+/-2500/2500 SF
County	Williams
Sub-market	Commerce Industrial Park
Cross-Streets	145th Ave NW & ND State Hwy 2
Side of the Street	North
Road Type	Paved
Nearest Highway	ND State Hwy 2
Nearest Airport	Williston Basin International Airport (XWA)

Building Information

Minimum Ceiling Height	16 ft (at Doors) +/-30' in Shop
Office Space	+/-5,000 SF
Year Built	2015

Property Information

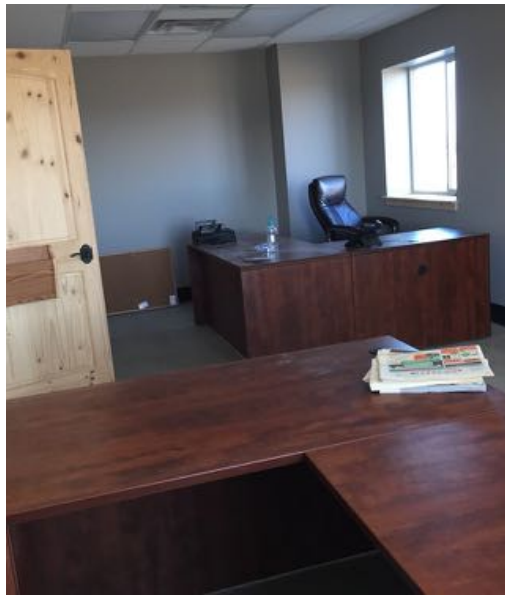
Property Type	Shop/Office/Yard
Zoning	Commercial
APN #	51154020201160 & 51154020201170
Amenities	High-quality Construction Truck Wash Bay Heavy Power Oil Reclamation Shop Heating System No Road Closures Floor-Drains

Wash Bay!

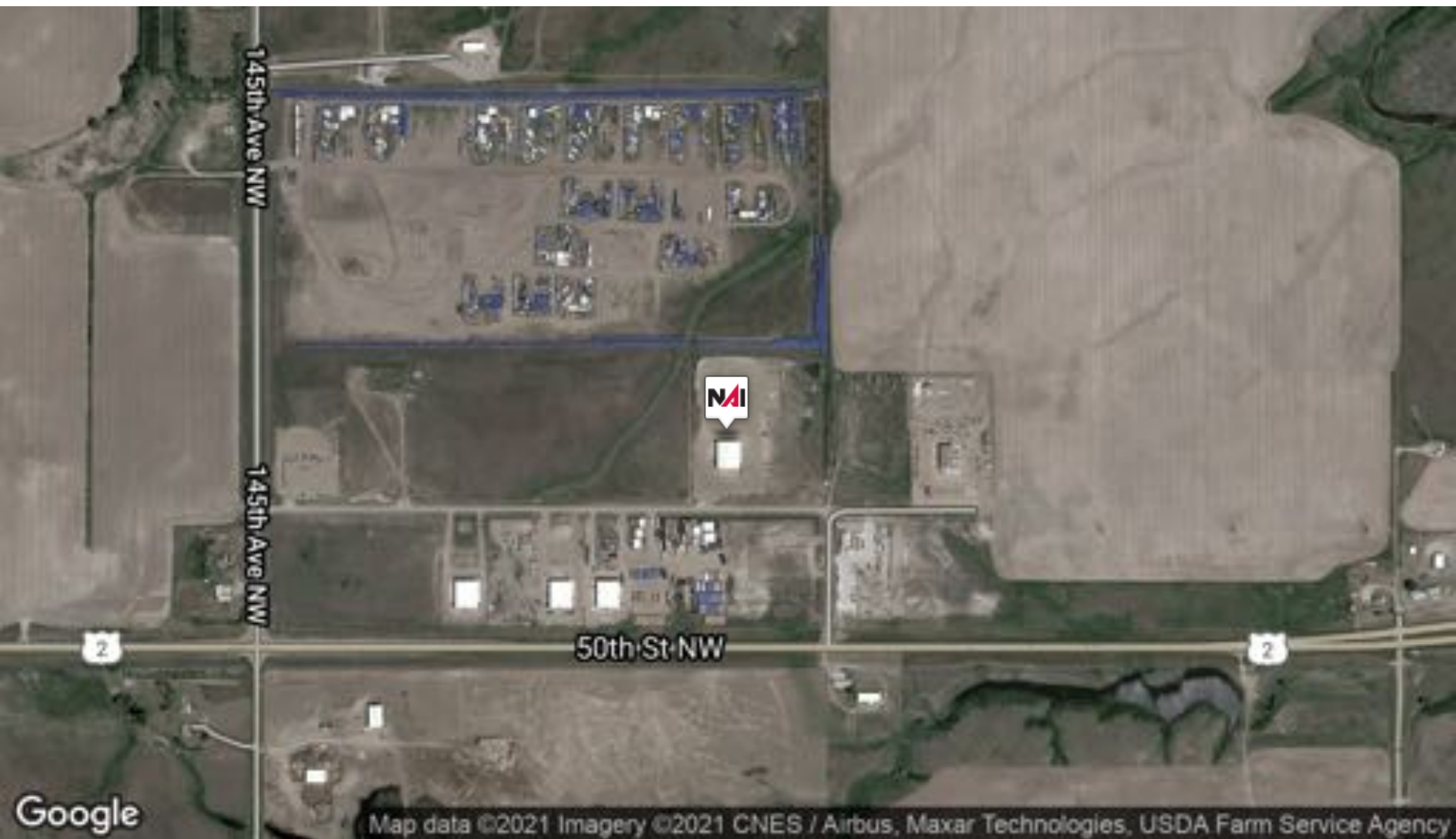
Utilities & Amenities

Central HVAC	Yes, in Office and Mezzanine Area
Broadband	Nemont 1G
Restrooms	4 (2 W>Showers)
Heavy Power	400 Amp 3-Phase









& Orthogonal Imagery

14457 Commerce



Orthogonal Imagery

14457 Commerce





Property Overview



Location Description

Located just off Highway 2 at the intersection of 145th Ave. NW, (less than five miles from the intersection of Hwy 85 and Hwy 2.) The site is flat and +/-50 % graded. The property is zoned Commercial, and Commerce Park Blvd provides easy and convenient access from 145th Ave. NW.

Legal Description:

COUNTY ONE COMMERCE PARK L 16 B 1 #792968 and #792968

Offering Summary

Sale Price:	\$1,799,000
Building Size:	15,125 SF
Available SF:	15,125 SF
Lot Size:	9.73 Acres
Price / SF:	\$118.94
Year Built:	2015
Zoning:	Commercial
Market:	West
Submarket:	Commerce Industrial Park



Property Information

Table with 2 columns: Field Name and Value. Fields include Owner(s), Mailing Address, Owner Phone, Property Address, Vesting Type, Alt. APN, County, APN, Map Coord, Census Tract, Lot#, Block, Subdivision, Tract, and Legal.

Property Characteristics

Table with 3 columns: Field Name, Value, and another Value. Fields include Use, Year Built / Eff., # of Units, Zoning, Lot Size Ac / Sq Ft, Fireplace, Bedrooms, Bathrooms, Heating, # Rooms, Quality, Style, Pool, Air, Parking / #, Stories, Garage Area, Basement Area, and Gross Area, Sq. Ft.

Sale and Loan Information

Table with 3 columns: Field Name, Value, and another Value. Fields include Sale / Rec Date, *\$/Sq. Ft., 2nd Mtg., Sale Price, 1st Loan, Prior Sale Amt, Doc No., Loan Type, Prior Sale Date, Doc Type, Transfer Date, Prior Doc No., Seller, Lender, and Prior Doc Type.

*\$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

Table with 2 columns: Field Name and Value. Fields include Imp Value, Exemption Type, Land Value, Tax Year / Area, Total Value, Tax Value, and Total Tax Amt, Improved.



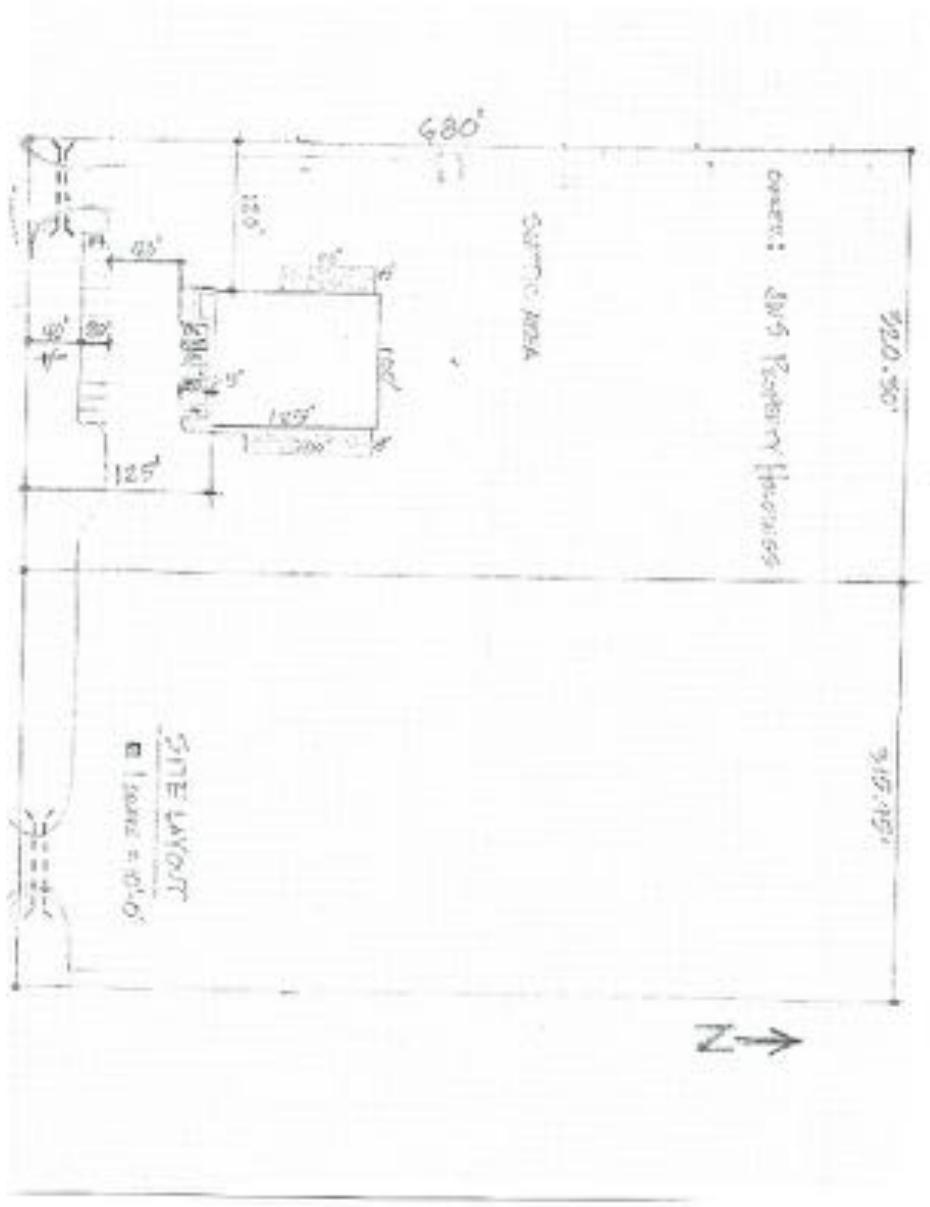
Property Information			
Owner(s):	AHEARN BOILERS LLC	Mailing Address:	PO BOX 265, JEWETT, TX 75846
Owner Phone:	Unknown	Property Address:	, , ND
Vesting Type:		Alt. APN:	
County:	WILLIAMS	APN:	51-154-02-02-01-170
Map Coord:	:	Census Tract:	
Lot#:	17	Block:	1
Subdivision:	COUNTY ONE COMMERCE PARK	Tract:	
Legal:	LOT: L 17 BLOCK: B 1 ADDITION: COUNTY ONE COMMERCE PARK ADDITIONAL: #792968		

Property Characteristics			
Use:	COMMERCIAL LOT	Year Built / Eff. :	/
Zoning:		Lot Size Ac / Sq Ft:	4.83 / 210395
Bedrooms:	0	Bathrooms:	0.0
# Rooms:	0	Quality:	
Pool:		Air:	
Stories:		Garage Area :	
Gross Area:		Sq. Ft. :	
		# of Units:	
		Fireplace:	
		Heating:	
		Style:	
		Parking / #:	/
		Basement Area:	

Sale and Loan Information			
Sale / Rec Date:	/	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:		1st Loan:	Prior Sale Amt:
Doc No.:		Loan Type:	Prior Sale Date:
Doc Type:		Transfer Date:	Prior Doc No.:
Seller:		Lender:	Prior Doc Type:

*\$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information			
Imp Value:		Exemption Type:	
Land Value:	\$265,700	Tax Year / Area:	2020 / 08
Total Value:	\$265,700	Tax Value:	
Total Tax Amt:	\$1,747.09	Improved:	%





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