



Confidential Offering Memorandum

# Retail Space

For Sale & Lease

Excellent, Revitalized Retail Investment  
Property

107 8th Ave W (SALE) Williston, ND 58801



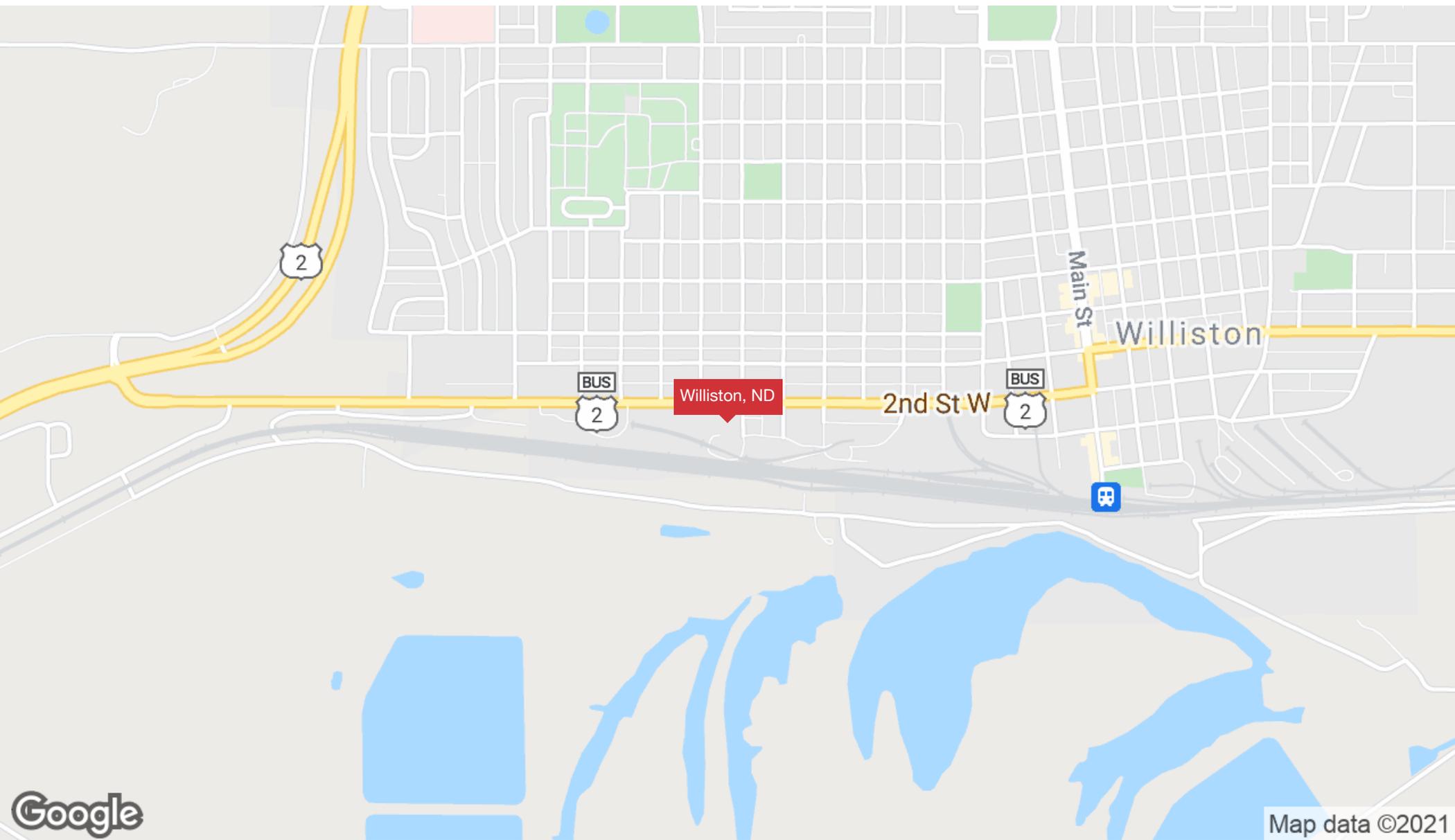


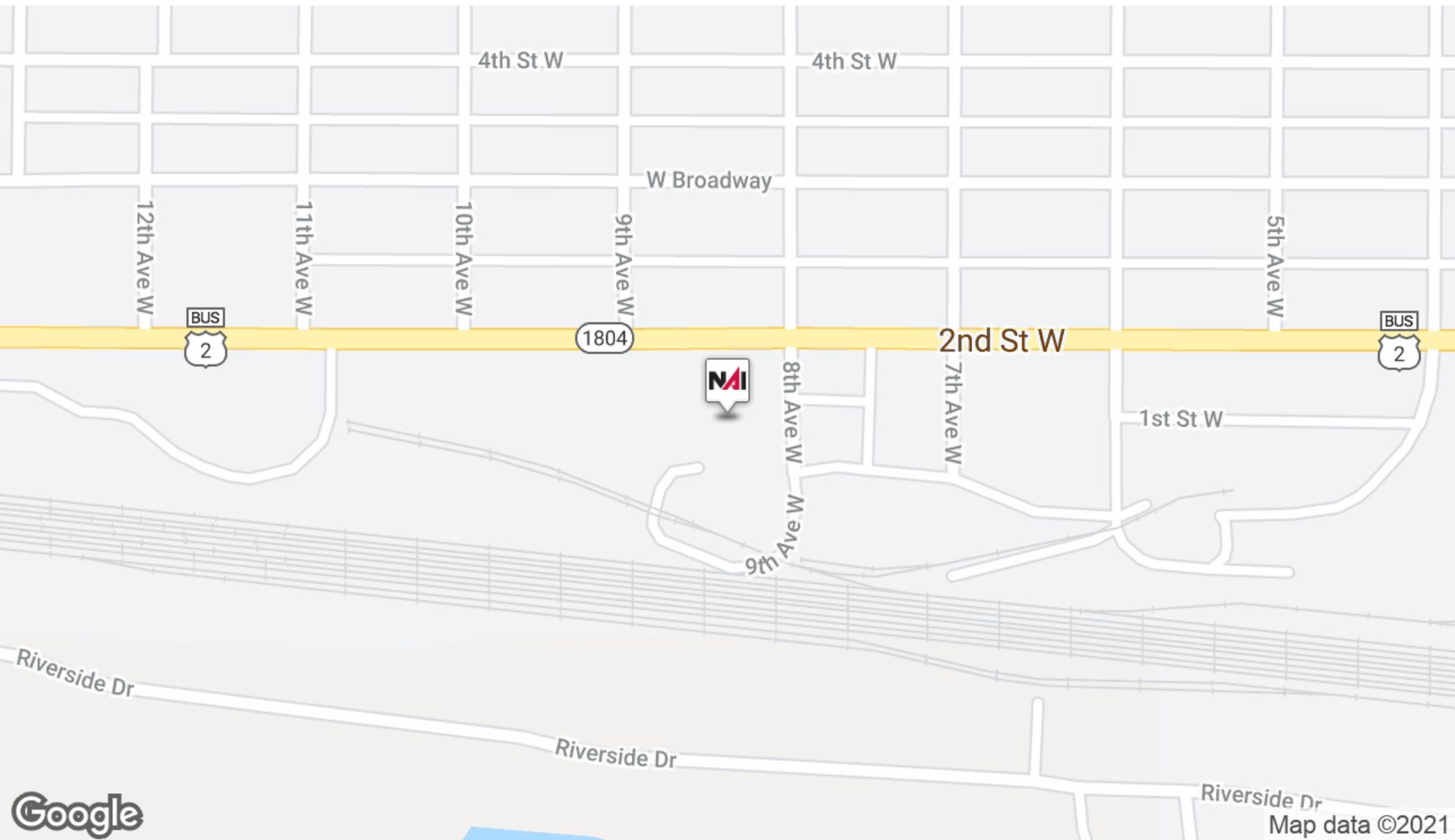
## Location Information

<b>Building Name</b>	107 8th Ave W (Sale)
<b>Street Address</b>	107 8th Ave W (SALE)
<b>City, State, Zip</b>	Williston, ND 58801
<b>County</b>	Williams
<b>Market</b>	Williston
<b>Sub-market</b>	Central Williston
<b>Cross-Streets</b>	8th Ave W & 2nd St W
<b>Side of the Street</b>	West
<b>Signal Intersection</b>	No
<b>Road Type</b>	Paved
<b>Market Type</b>	Medium
<b>Nearest Highway</b>	ND State Hwy 1804
<b>Nearest Airport</b>	Sloulin Field

## Building Information

<b>NOI</b>	\$102,745.00
<b>Cap Rate</b>	9.24
<b>Building Class</b>	B
<b>Occupancy %</b>	85.0%
<b>Tenancy</b>	Multiple
<b>Number of Floors</b>	1

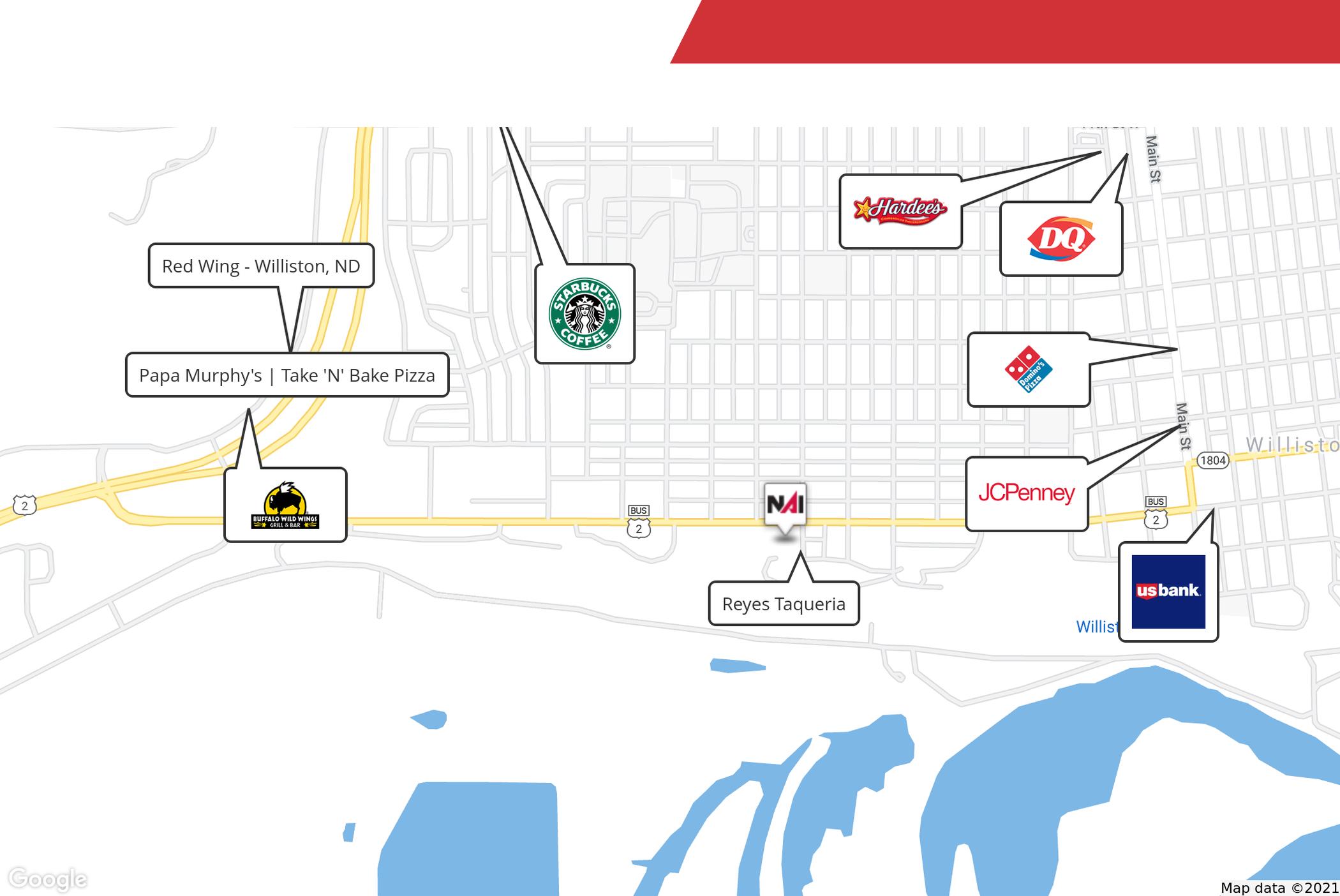






Google

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Red Wing - Williston, ND

Papa Murphy's | Take 'N' Bake Pizza



BUFFALO WILD WINGS  
GRILL & BAR



STARBUCKS  
COFFEE



Reyes Taqueria



JCPenney

usbank

## Sale Price

\$1,112,067

## Lease Rate

N/A

## Location Information

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Market	Williston
Sub-market	Central Williston
Cross-Streets	8th Ave W & 2nd St W
Side of the Street	West
Road Type	Paved
Market Type	Medium
Nearest Highway	ND State Hwy 1804
Nearest Airport	Sloulin Field

## Building Information

Building Size	7,372 SF
NOI	\$102,745.00
Cap Rate	9.24
Building Class	B

## Property Information

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	Commercial (Nec)
Lot Size	0.45 Acres
APN #	01-776-00-46-18-900
Lot Frontage	172 ft
Lot Depth	121 ft
Traffic Count	8605

Amenities	Great location Flexible Spaces Easy Access to Restaurants Ample and Convenient Parking
Power	Yes

## Parking & Transportation

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	26

## Utilities & Amenities

Handicap Access	Yes
Central HVAC	Yes
HVAC	Central
Broadband	Gigabit



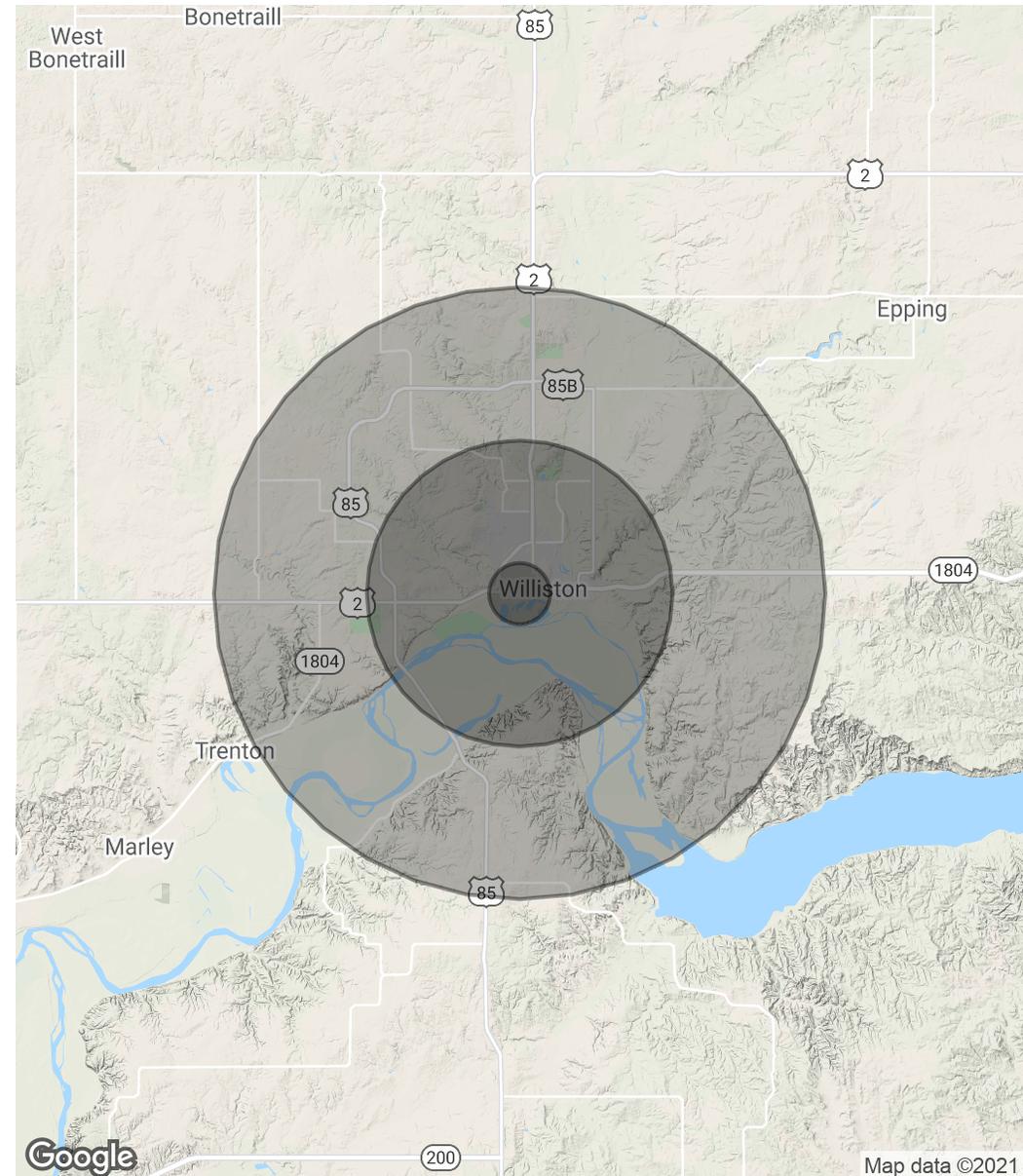
## Population

	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	2,789	20,519	23,851
<b>Average age</b>	41.5	38.0	37.4
<b>Average age (Male)</b>	37.0	35.7	35.7
<b>Average age (Female)</b>	45.8	41.2	40.1

## Households & Income

	1 Mile	5 Miles	10 Miles
<b>Total households</b>	1,220	8,795	10,186
<b># of persons per HH</b>	2.3	2.3	2.3
<b>Average HH income</b>	\$58,408	\$67,052	\$68,068
<b>Average house value</b>	\$99,498	\$99,867	\$102,375

\* Demographic data derived from 2010 US Census





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For additional information please contact:



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