



**FOR SALE**

# Crusoe Energy-Shop

412 47th St W

Williston, ND 58801

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# Property Information



## PROPERTY HIGHLIGHTS

### OVERVIEW

- Small-hard to find shop
- Excellent, central Williston location
- 1-Ton Jib-Crane
- Fenced yard

### PROPERTY DESCRIPTION

Recently remodeled hard-to-find shop, yard, with a just under an acre fenced and gated yard. The property is centrally located with easy access to US Hwy 2 and has City Sewer & Water and Natural Gas. The shop has floor drains and heavy Power.





## OFFERING SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$899,000
<b>Lot Size:</b>	0.86 Acres
<b>Building Size:</b>	7,000 SF
<b>Occupancy:</b>	100.0%
<b>Investment Type</b>	Owner/User
<b>2020 RE Taxes Expense:</b>	\$4,152.93

# PROPERTY DETAILS



**PROPERTY DESCRIPTION**

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**OVERVIEW**

- Small-hard to find shop
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**Building Name:** Crusoe Energy-Shop

**Address:**  
412 47th St W Williston, ND 58801

**Property Type:** Industrial

**Property Subtype:** Shop/Office/Yard

**Gross Building Area:** 7,000 SF

**Office Area** 400 SF

**Lot Size:** 0.86 Acres

**Lot Features:** Fenced

**Building Class:** C

**Year Built:** 2012

**Number of Floors** 1

**Parking:** Surface

**Construction Status** Existing

**County** Williams

**Parcel ID:** 01-797-54-01-02-020

**Ingress / Egress** -

ADDITIONAL  
**PHOTOS**



ADDITIONAL  
**PHOTOS**



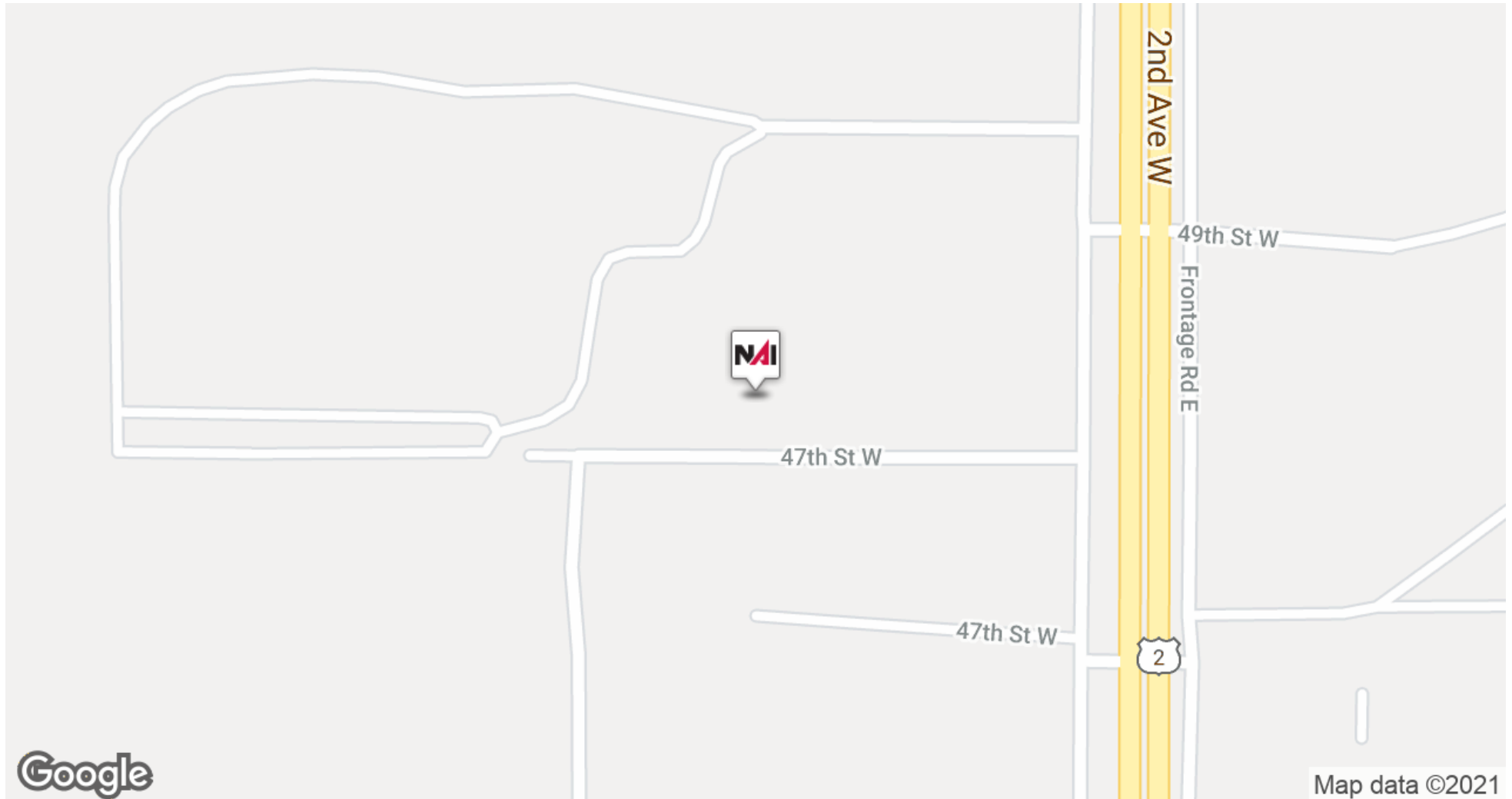
# Location Information



REGIONAL  
**MAP**

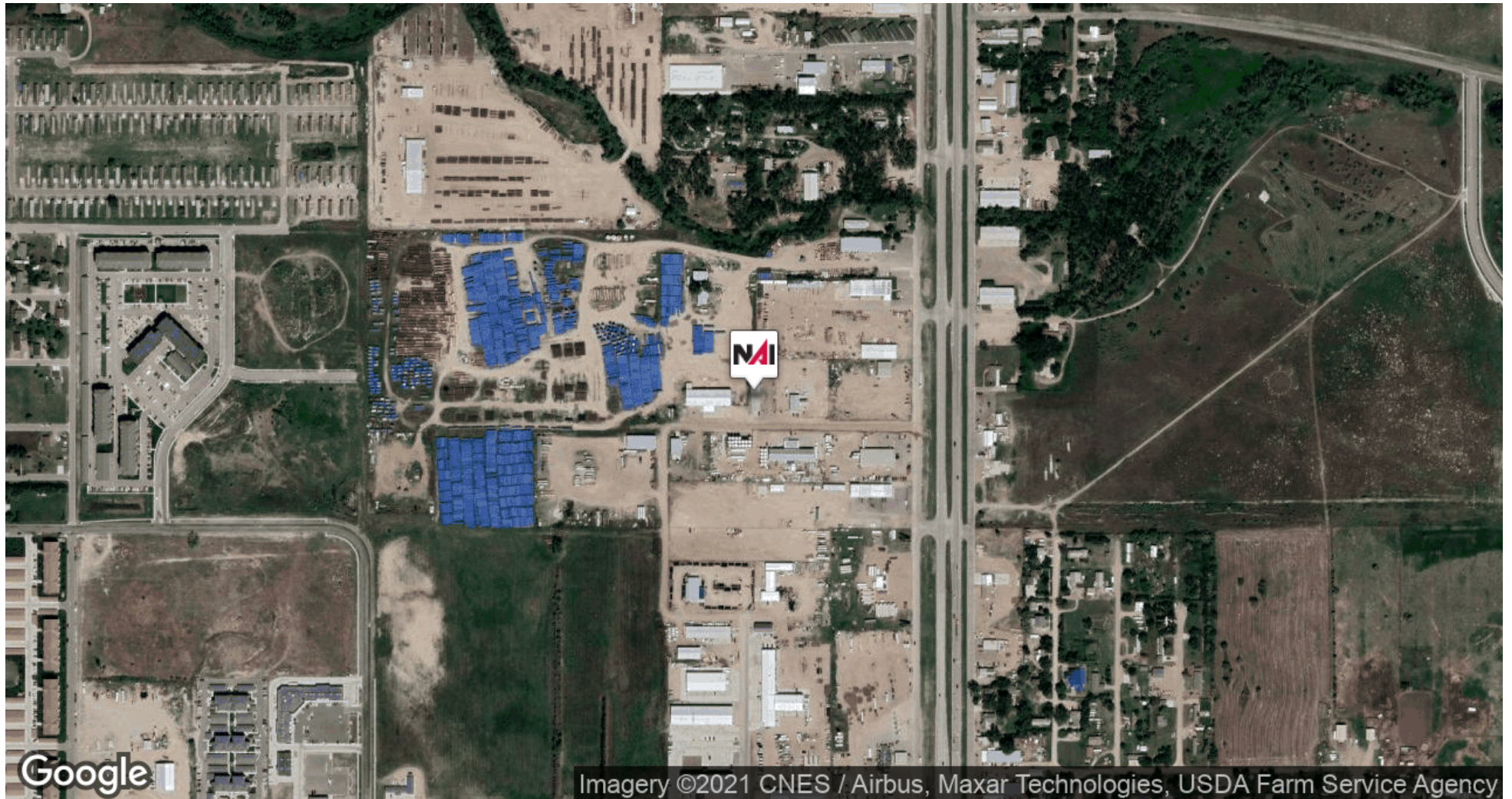


LOCATION  
**MAP**





AERIAL  
**MAP**





# Demographics

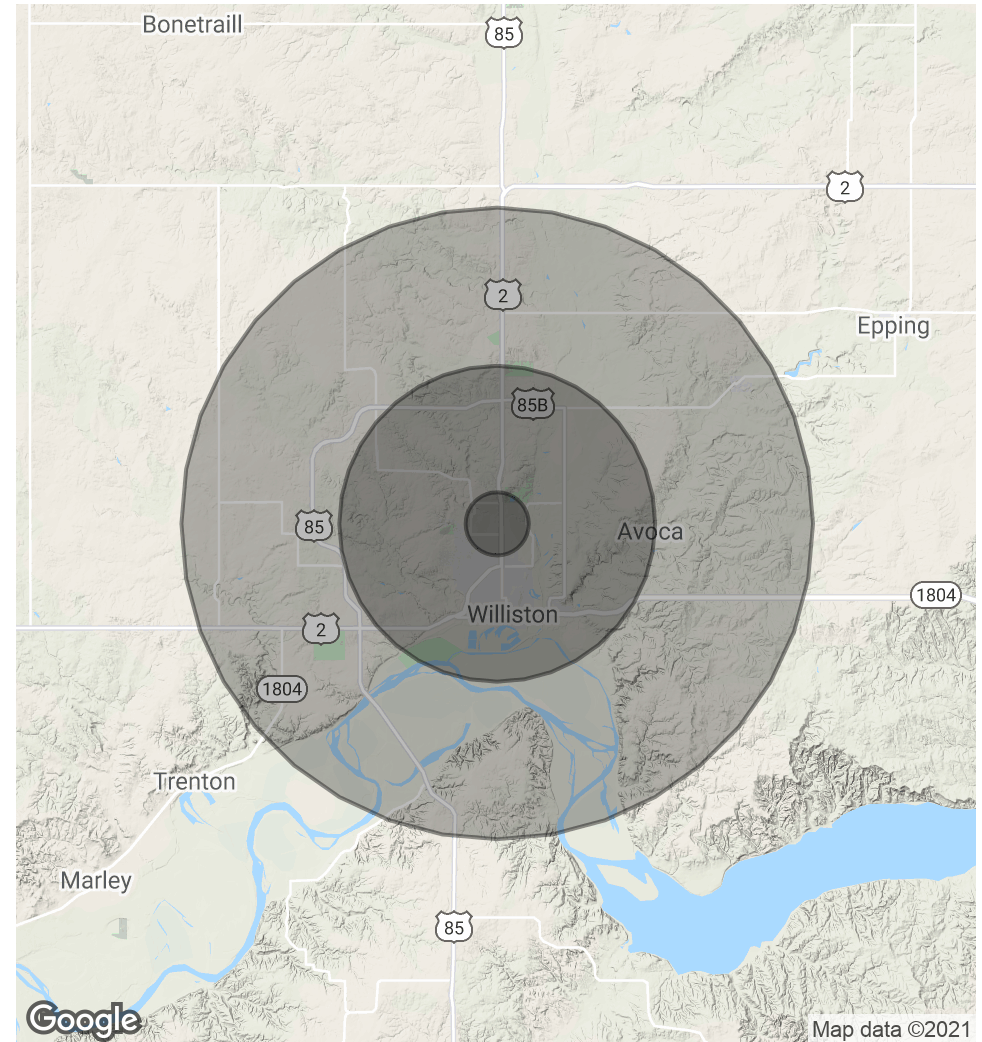


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	531	20,855	24,214
Average age	31.7	37.7	37.0
Average age (Male)	34.0	35.7	35.5
Average age (Female)	30.8	40.8	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	218	8,916	10,350
# of persons per HH	2.4	2.3	2.3
Average HH income	\$76,794	\$67,843	\$68,601
Average house value		\$100,165	\$102,819

\* Demographic data derived from 2010 US Census



# Advisor Bios



## ADVISOR BIO 1



**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 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

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