



**FOR SALE OR LEASE | Shop/Office/Yard/Housing**

# Stanley Shop

*8153 US Hwy 2  
Stanley, ND 58784*



**MICHAEL HOUGE, CCIM, SIOR**  
Managing Director  
O: 612.701.7454 | C: 701.645.1057  
michael@nailegacy.com  
ND #7909

## PROPERTY HIGHLIGHTS

### OVERVIEW

- FOR SALE OR FOR LEASE!
- Spacious shop with plenty of options
- Five drive-through bays
- 18' doors
- Full-length Mechanic's Pit
- Oil and Water Separators
- Waste Oil Heater
- 10 Mezzanine Apartments
- Up to 80 Acres Available

### PROPERTY DESCRIPTION

High-End Stanley Shop with Office/Warehouse/Housing and Yard. Plenty of usage options for this shop.



# PROPERTY DETAILS

<b>Sale Price</b>	<b>\$1,350,000</b>
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<b>Lease Rate</b>	<b>\$12.00/SF</b>
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## LOCATION INFORMATION

<b>Building Name</b>	Stanley Shop
<b>Street Address</b>	8153 US Hwy 2
<b>City, State, Zip</b>	Stanley, ND 58784
<b>County</b>	Mountrail
<b>Market</b>	Stanley
<b>Cross-Streets</b>	US Hwy 2 & 3rd Street SE
<b>Nearest Highway</b>	US Hwy 2
<b>Nearest Airport</b>	Stanley Municipal Airport

## BUILDING INFORMATION

<b>Building Size</b>	± 12,000 ft
<b>Occupancy %</b>	0.0%
<b>Tenancy</b>	Single
<b>Ceiling Height</b>	± 18-20 ft
<b>Office Space</b>	± 1,500 SF
<b>Number of Floors</b>	2
<b>Year Built</b>	2015

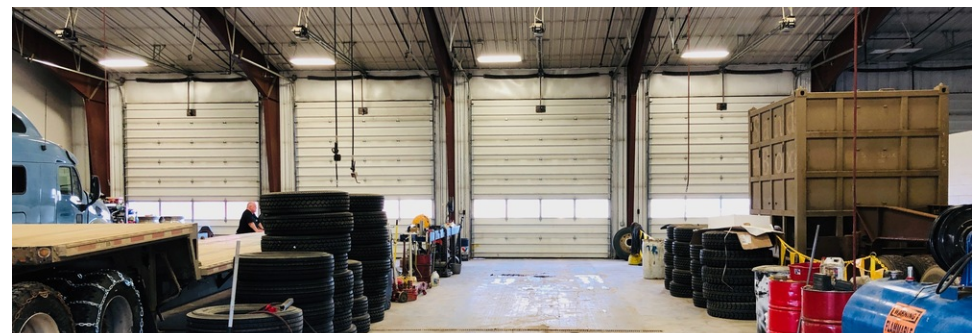
## PROPERTY INFORMATION

<b>Property Type</b>	Shop/Office/Housing/Yard
<b>Zoning</b>	Industrial
<b>Property Subtype</b>	Warehouse/Distribution
<b>Lot Size</b>	± 5.12 Acres
<b>APN #</b>	61-0048520
<b>Lot Frontage</b>	± 392 ft
<b>Lot Depth</b>	± 582 ft
<b>Corner Property</b>	Yes
<b>Traffic Count</b>	± 1,490 VPD
<b>Amenities</b>	Five drive through bays 18' doors Full-length Mechanic's Pit Oil and Water Separators Waste oil Heater 10 Mezzanine Apartments Up to 80 Acres Available
<b>Power</b>	Heavy
<b>Rail Access</b>	No

## UTILITIES & AMENITIES

<b>Elevators</b>	N/A
<b>Central HVAC</b>	Yes
<b>HVAC</b>	Central for Office and Apartments
<b>Broadband</b>	Gigabit

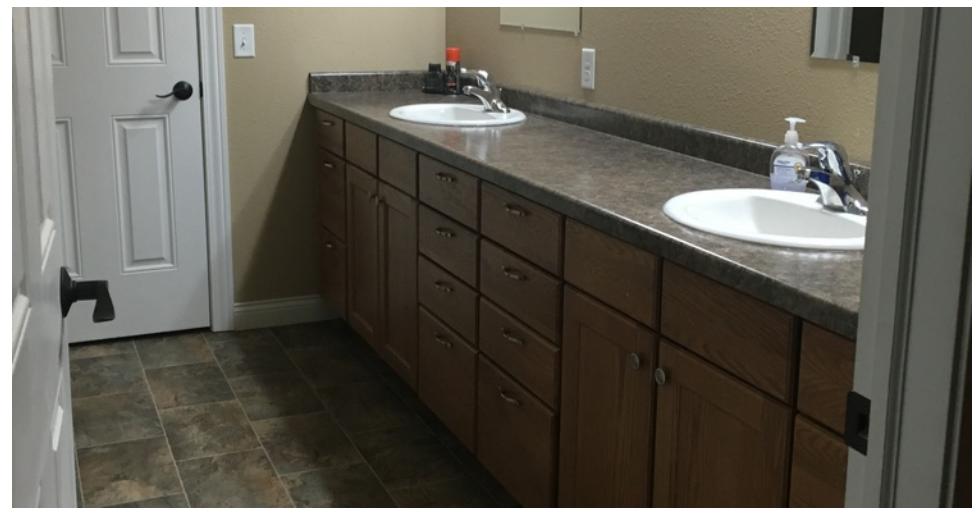
SHOP  
**PHOTOS**



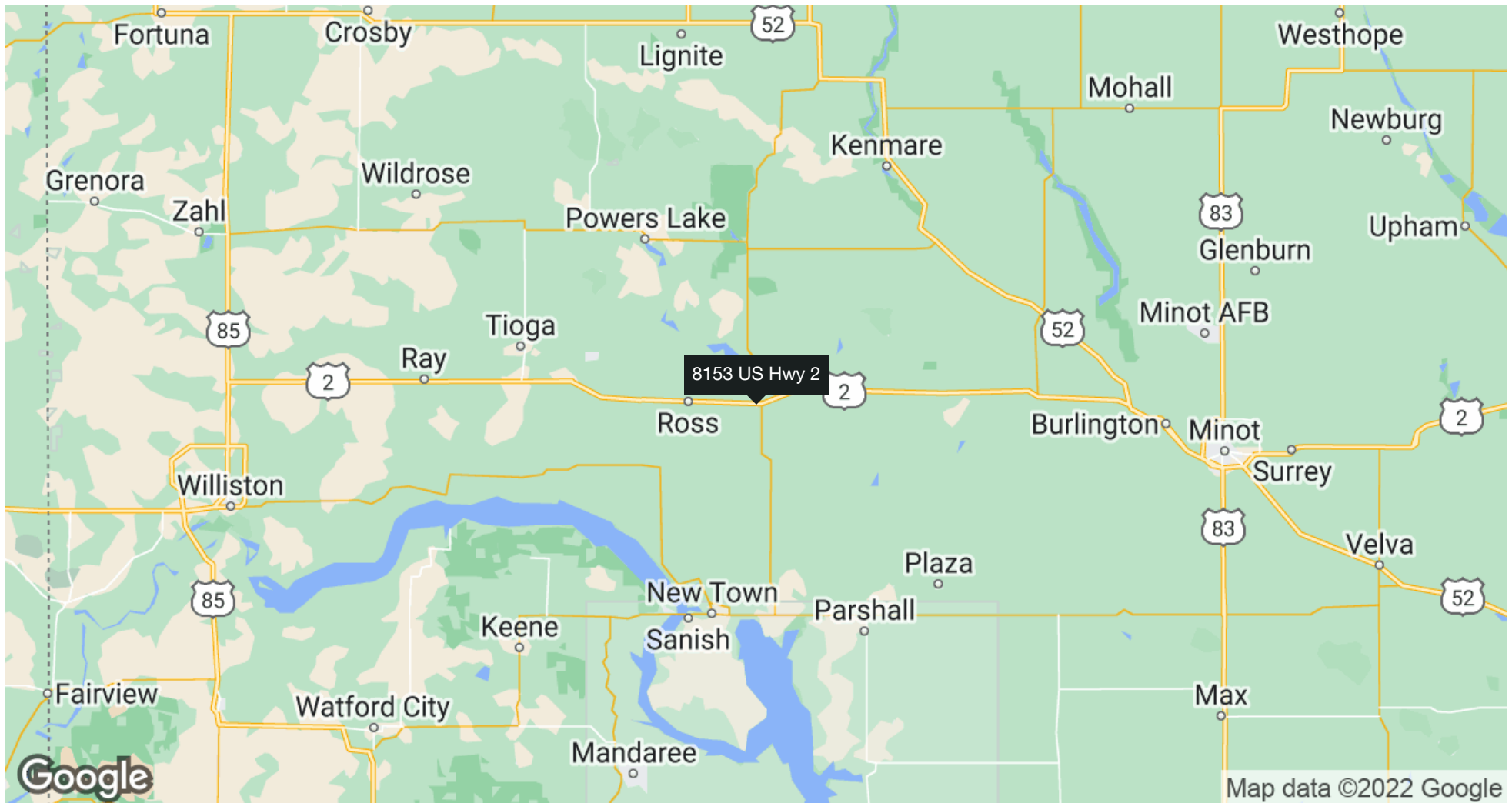
## OFFICE PHOTOS



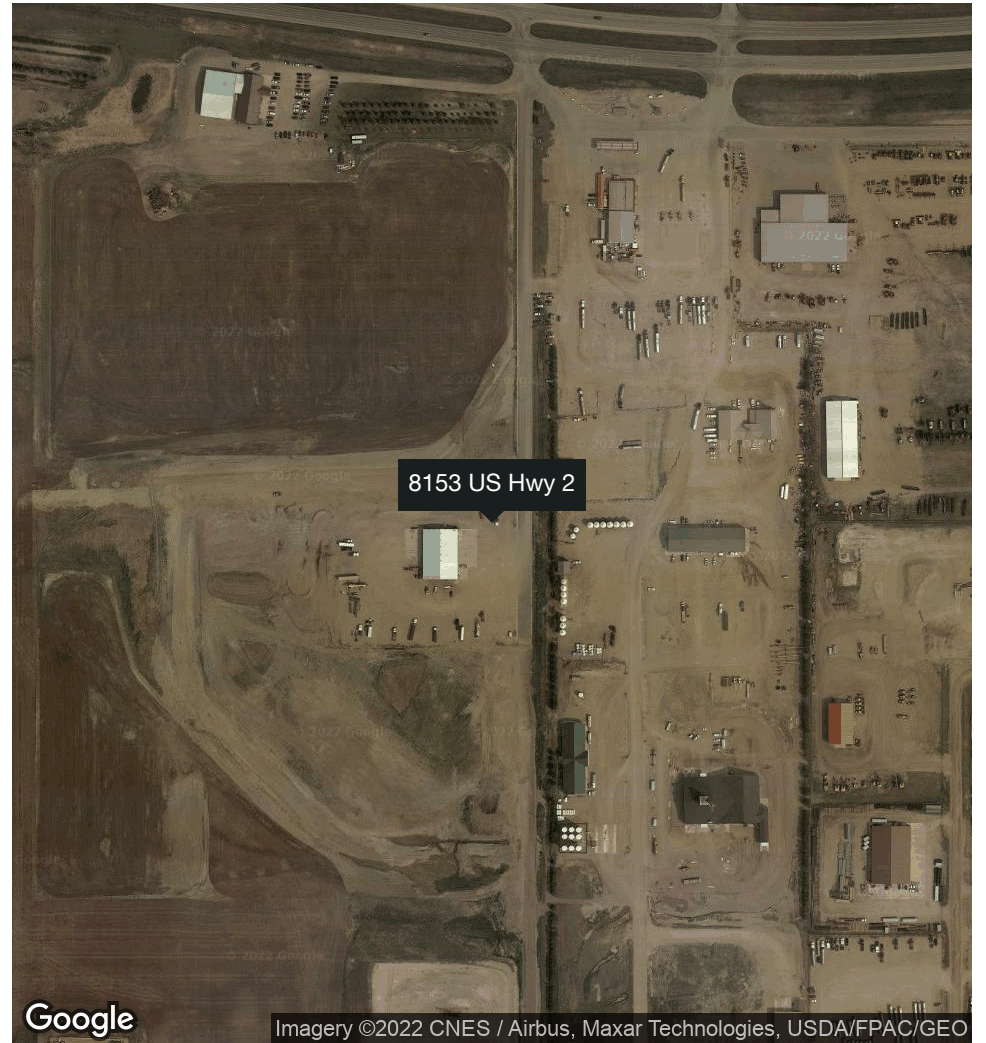
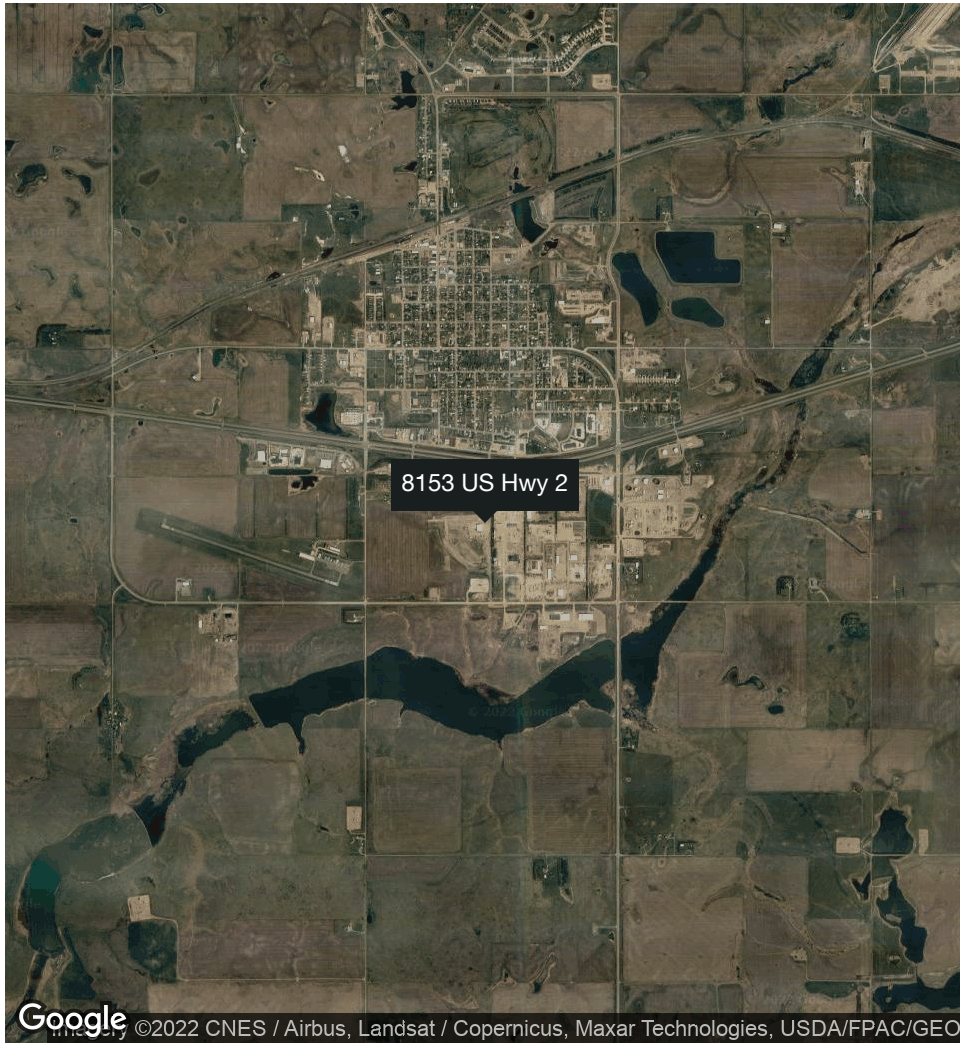
APARTMENT  
**PHOTOS**



REGIONAL  
**MAP**



LOCATION  
**MAP**



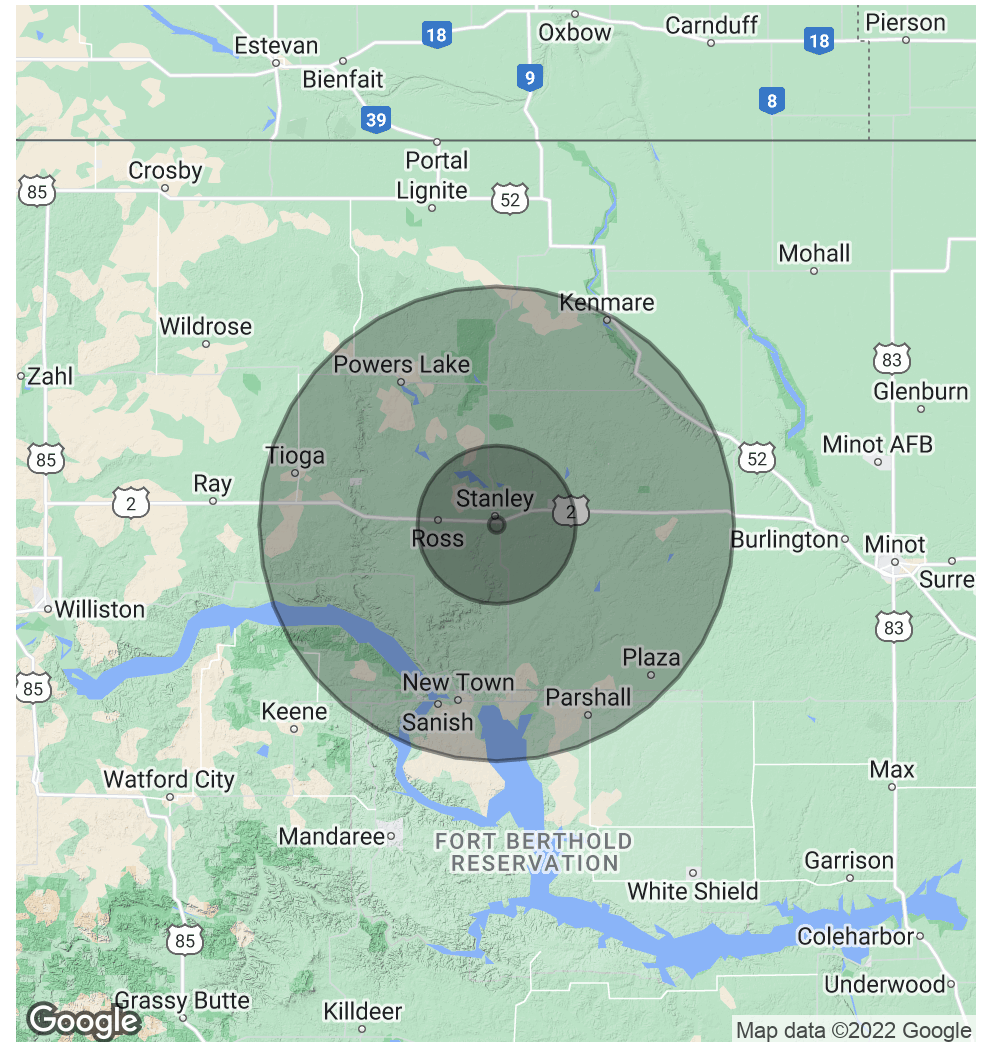


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	30 MILES
<b>Total Population</b>	7	730	8,197
<b>Average Age</b>	45.5	43.6	41.2
<b>Average Age (Male)</b>	38.3	36.7	36.9
<b>Average Age (Female)</b>	50.7	48.6	44.6

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
<b>Total Households</b>	3	311	3,395
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$77,887	\$75,132	\$67,375
<b>Average House Value</b>	\$115,202	\$90,001	\$87,252

\* Demographic data derived from 2010 US Census



MEET THE  
**THE TEAM**



**MICHAEL HOUGE**  
**CCIM, SIOR, MANAGING DIRECTOR**

michael@nailegacy.com  
612 383 2589 (Direct)  
612 701 7454 (Cell)

License:  
MN #86083  
ND #7909

# MICHAEL HOUGE

CCIM, SIOR, MANAGING DIRECTOR

Michael Houge, CCIM, SIOR is the Managing Director of NAI Legacy, 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 has over 30 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 he speaks frequently on panels and in 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



3600 American Blvd W, Suite 360  
Bloomington, MN 55431  
612.383.2590  
nailegacy.com

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Managing Director  
O: 612 701 7454 | C: 701 645 1057

