



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

Stanley Shop

*8153 US Hwy 2
Stanley, ND 58784*



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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

Sale Price	\$1,350,000
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Lease Rate	\$12.00/SF
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LOCATION INFORMATION

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

BUILDING INFORMATION

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

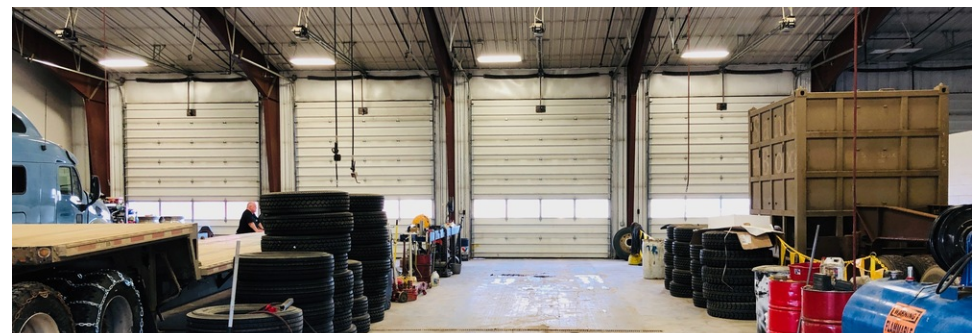
PROPERTY INFORMATION

Property Type	Shop/Office/Housing/Yard
Zoning	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	± 5.12 Acres
APN #	61-0048520
Lot Frontage	± 392 ft
Lot Depth	± 582 ft
Corner Property	Yes
Traffic Count	± 1,490 VPD
Amenities	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
Power	Heavy
Rail Access	No

UTILITIES & AMENITIES

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

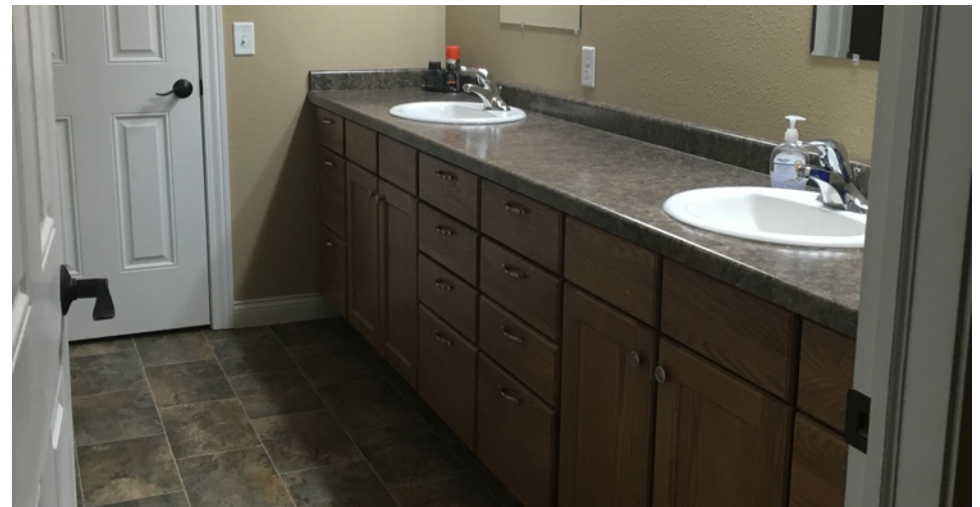
SHOP
PHOTOS



OFFICE PHOTOS



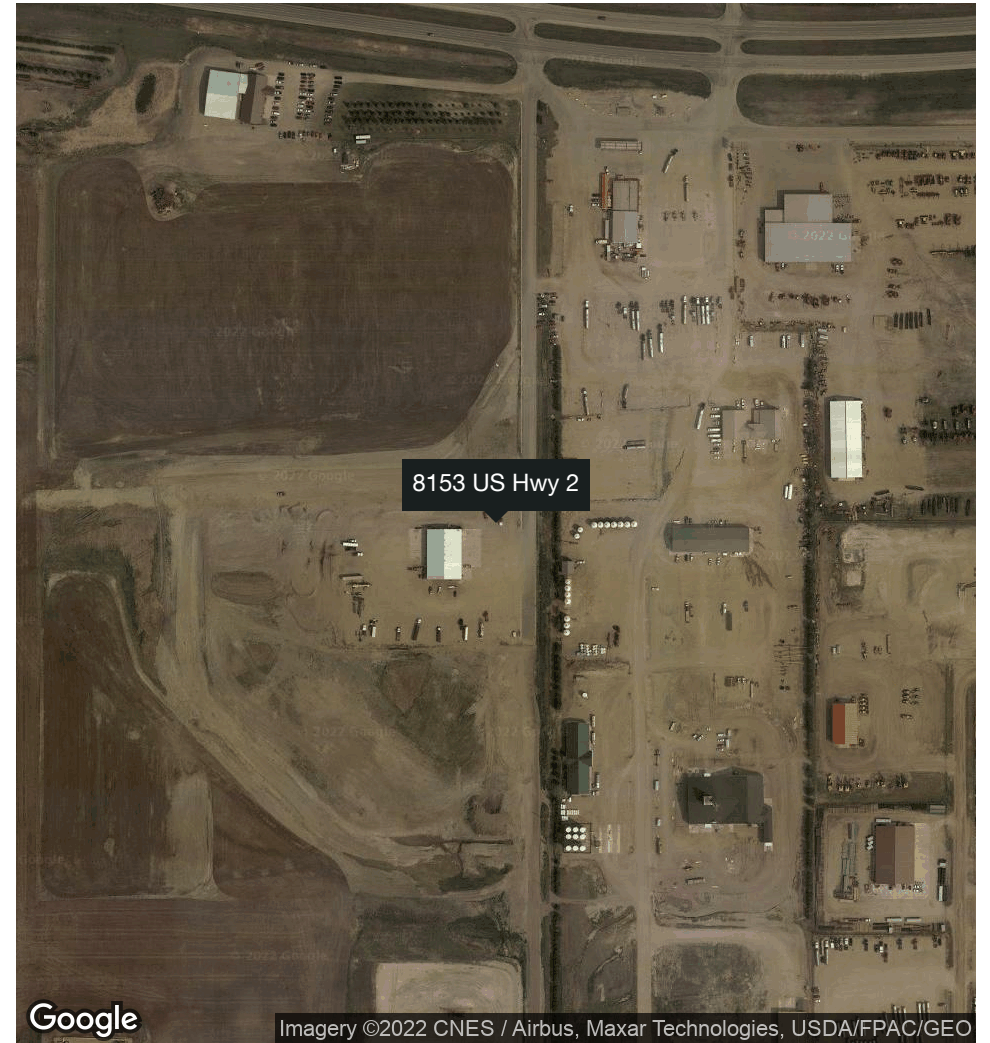
APARTMENT
PHOTOS



REGIONAL
MAP



LOCATION
MAP

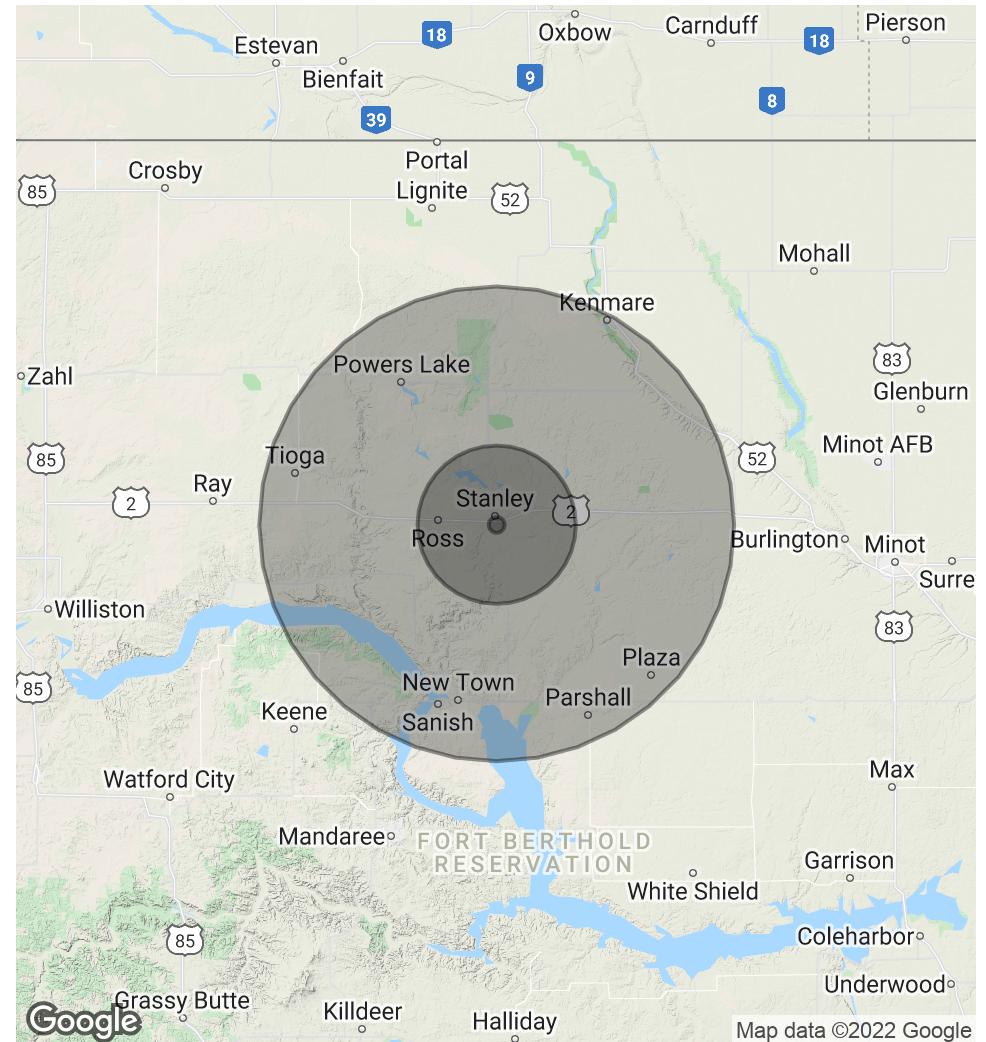


DEMOGRAPHICS MAP & REPORT

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

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

* Demographic data derived from 2010 US Census



MEET THE
THE TEAM



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MICHAEL HOUGE
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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



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