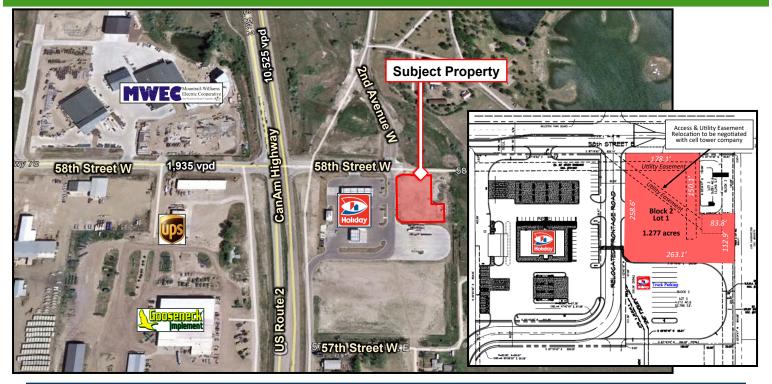
Development Land for Sale

2nd Avenue W & 58th Street W - Williston, North Dakota



Sale Price: \$500,000

- \$390,625 / acre
- \$8.97 / sf

Property Information

- 1.28 acres (55,757 sf)
- Zoned Commercial

Potential Uses

- Fast food restaurant / Diner
- Coffee shop
- Auto / tire shop
- Retail store
 - Convenience store & car wash restricted by seller

Property Highlights

- Next to Holiday Stationstore
- Near new Mountrail-Williams Electric Cooperative headquarters building
 - 4 floors / 92,000 sf
 - ◊ Grand opening October 4, 2018
- Visibility from CanAm Highway / US-2
 - Primary north access to Williston from northern part of the state including Minot and from Canada
 - ◊ 10,525 vpd north of site
 - ◊ 17,200 vpd south of site
- 94 businesses w/ 1,429 employees within a 1-mile radius
- \$101,030 average household income within 1-mile radius



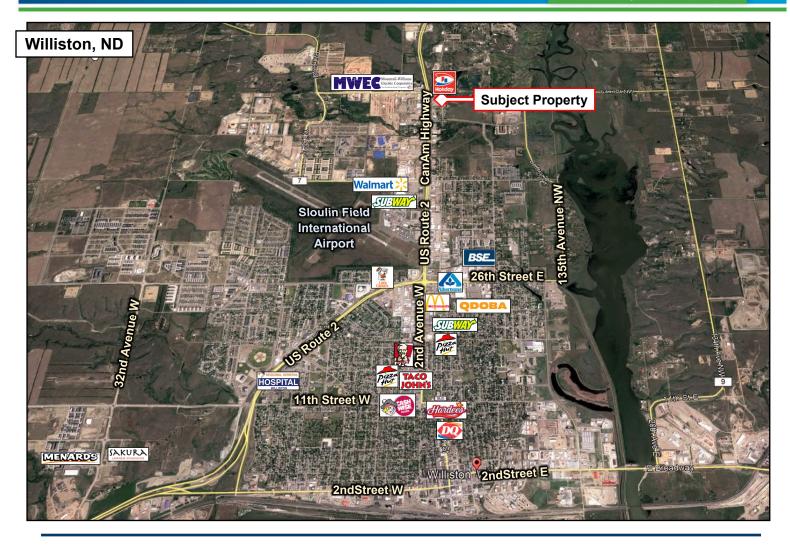
Duemelands Commercial Real Estate 301 E. Thayer Avenue - Bismarck, ND 58501 Phone: (701) 221-2222 www.duemelands.com Jill Duemeland, CCIM CEO & President Phone: 701.221.9033 jill@duemelands.com April Eide, CCIM Vice President of Brokerage Direct: 701.223.5863 april@duemelands.com

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Williston Aerial

Development Land









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