

Commercial Lease MLS#4000388
2716 Roughneck Road N
Alexander, ND 58831
County: McKenzie

8,000 Total Finished SqFt	4.7 Lot Acres	\$10,666.00
Property Sub Type: Industrial	Zoning: Industrial/Commerical	Active



Parcel ID: 01-02-02400
Area: Watford City Rural
Sub Area: Watford City Rural NW
Year Built: 2013
Lot SqFt: 204,732
Lease Terms: Negotiable

General Property Information	Interior Information	Business Information
Construction Materials: Metal Siding Common Area Maintenance Fee: No Fencing: Full Legal Description: Legal Section: 17; Twp: 150; Rng: 101; Block: 4; Lot: 1; Deeded Acres: 0.000 LOT BLK-004 ALEXANDER ENERGY PARK L Street Type: Road Roof: Metal Sewer: Septic Tank Taxes: 5,069.32 Water Source: Rural	Accessibility Features: No Flooring: Concrete Heating: Oil; Propane; Radiant Floor Cooling: Central Air Electric: Three Phase Levels: One Finished Above Grade SqFt: 8,000 Finished Below Grade SqFt: 0	Business Type: Auto Body; Auto Repair-Specialty; Auto Service; Manufacturing; Mobile/Trailer Park; Professional Service; Warehouse; Other Building Info: High Traffic Location; High Visibility; Overhead Doors Exterior Doors: Overhead Doors Exterior Features: Propane Tank Owned; Storage Lease Rate: 16 Lease Terms: Negotiable Tenant Pays: Electricity; Heating; Insurance; Taxes; Trash Collection; Water Price Type: Sale or Lease
Contract Information	Listing Information	Listing Office Information
Buyer Agent Broker Commission: 3% Pending Specials: No	List Price: 10,666 List Price/SqFt: 1.33	Listing Member: Shayla Brown License #10140 Listing Office: eXp Realty License #

Public Remarks: FOR SALE OR LEASE!! This Industrial shops with permitted housing sits on 4.7 acres of fully fenced yard on the frontage of HWY 85 in the middle of all oil activity and sits directly across from the TA Truck Stop. It includes (3) 17 Ft' Drive through bays which includes a separate wash bay. The shop features floor drains, in-floor heat, propane heat, and oil burning heat. It has an upstairs mezzanine and two bathrooms inside the shop. There are two trailer homes that total 8 bedrooms and 5 bathrooms with Washer/Dryer hookups. There is a large Quonset hut on site for extra dry storage. Call Shayla for a tour! 918-617-1438

Listing courtesy of:



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