

INVESTMENT TEASER

WILLISTON VILLAGE APARTMENTS

SALE PRICE: \$ 2,100,000



Williston Community & Economic Profile

INCOME

\$113,096
Average Household Income

69%
Households w/ \$50K+ Income



Under \$50,000	31%
\$50,000 - \$100,000	30%
\$100,000 - \$200,000	28%
\$200,000 +	11%

HOUSING

11,593
Number of Households



Owners	46%
Renters	54%

ENERGY PRODUCTION

24,000,000,000
Barrels of estimated recoverable
oil in the Bakken Formation

Williston Energy Production Sectors



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WILLISTON VILLAGE APARTMENTS

Duemelands Commercial Real Estate is pleased to present this Offering Memorandum for the **Williston Village Apartments** in Williston, North Dakota. Williston Village is a two-building, 48-unit apartment community featuring one- and two-bedroom units.

Located in a quiet residential area on 16th Avenue W - one of Williston's main north-south roads - residents enjoy easy access to grocery stores, dining, and entertainment.

LIST PRICE	\$ 2,100,000
PRO FORMA NOI	\$ 189,463
PRO FORMA CAP RATE	9.02%
NUMBER OF UNITS	48 - (2) 24-unit Buildings

INVESTMENT HIGHLIGHTS

- ◆ **Stabilized Cash Flow** - Current occupancy at 94%*
- ◆ **Value-Add Potential** - Property is currently in the process of transitioning out of USDA Low Income Housing Program, with the majority of units currently leased at market rates.
- ◆ **Located near Amenities** - Across the street from Dakota Park featuring playground, three baseball fields, and batting cages. Blocks away from the newly-opened Williston Water World.
- ◆ **True Renter's Market** - 54% of Williston residents rent their home, reinforcing a strong, long term demand for rental housing.
- ◆ **Growing Demand** - Williston's population has grown at an average annual rate of 5.82% over the past 14 years, significantly outpacing the annual national average of 0.7% growth.

* Occupancy as of August 2025



Williston, North Dakota Aerial



Williston Village Apartments - 2310-2324 17th Avenue W, Williston, North Dakota



Total Units:	48 Units - (2) 24-Unit Buildings	
Unit Mix:	(20) 1-bed / 1-bath	650 sf (approx.)
	(12) 2-bed / 1-bath	775 sf (approx.)
	(16) 2-bed / 1-bath	835 sf (approx.)
Apartment Type:	3-Story buildings	
Year Built:	1982	
Parcel #:	01-332-00-63-06-600	
Land Area:	1.820 acres (79,279 sf)	
Parking:	Surface parking	



For additional information and an Offering Memorandum, please contact:



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