



# FOR SALE

## BUSINESS, REAL ESTATE, ASSETS & INVENTORY

BEULAH & HAZEN, ND



**Opportunity to purchase 100% ownership of Basin Auto Parts, Inc. DBA Beulah & Hazen NAPA Auto Parts, real estate, assets & inventory.**

**PRICE:**  
**\$1,150,000.00 plus Inventory**

**HIGHLIGHTS:**

- Nationally, NAPA Auto Parts is the #1 brand in the industry.
- Hazen operates out of a 3500 SF building with a warehouse.
- Beulah operates a 5000 SF building and includes a 7,000 SF vacant lot for expansion.
- The stores serve West Central North Dakota with the main target market of service professionals, farmers, everyday drivers, DIYers and other local businesses.
- The stores employ 8 full-time & 2 part-time employees.
- Both locations achieve positive sales growth year after year.
- Hazen NAPA opened in 1978 with Beulah opening in 1996.
- **Basin Auto Parts Inc Business, Real Estate, Assets & Inventory will be sold TOGETHER as one transaction.**

**STEVEN ILSE**

Business Brokerage Director  
Partner | Commercial REALTOR®

**701.223.2450**

steve@aspengrouprealestate.com

**in**



424 South 3rd Street, Suite 2  
Bismarck, ND 58504  
701.223.2450  
www.aspengrouprealestate.com

**f @ in**

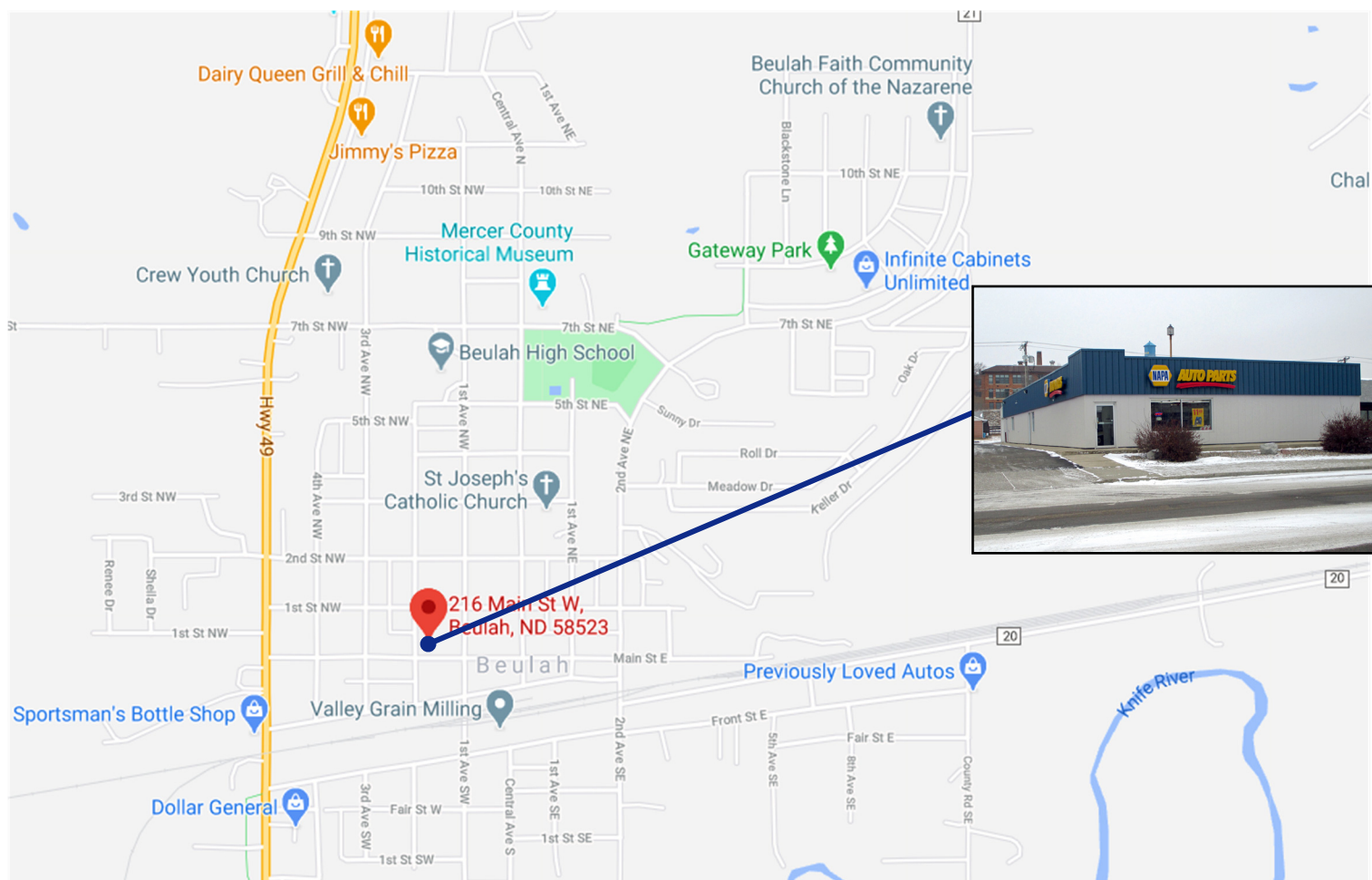
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely only on those results.



# FOR SALE

## NAPA BUSINESS, REAL ESTATE, ASSETS & INVENTORY

### BEULAH PROPERTY DETAILS



#### 216 MAIN STREET WEST

PID#: BB-144-88-01-09-07  
Legal: Lots 7-10, Block 9  
Original Townsite  
Bldg Size: 5,152 SF  
Lot Size: 13,000 SF (100' x 130')  
Year Built: 1971  
2020 Taxes: \$2,021.41  
Specials: None at this time.

#### 112 2ND AVENUE NW

PID#: BB-144-88-01-09-06  
Legal: Lot 6, Block 9  
Original Townsite  
Lot Size: 7,000 SF (50' x 140')  
2020 Taxes: \$103.55  
Specials: None at this time.

#### STEVEN ILSE

Business Brokerage Director | Partner | Commercial REALTOR®

701.223.2450

STEVE@ASPENGROUPREALESTATE.COM



WWW.ASPENGROUPREALESTATE.COM

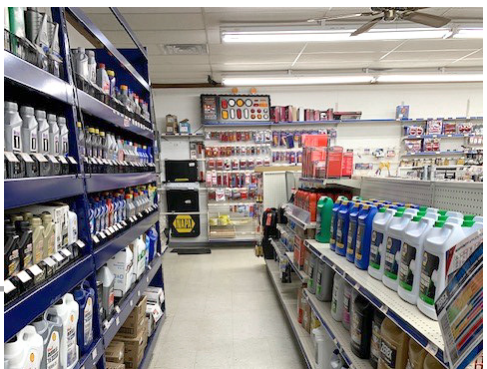
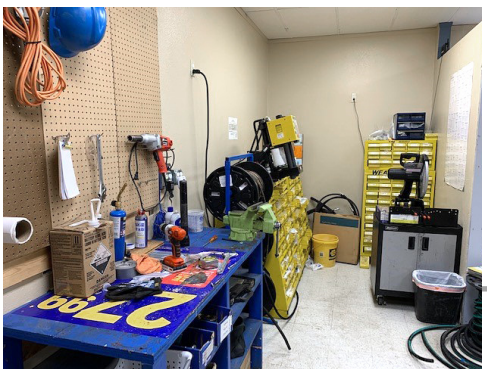
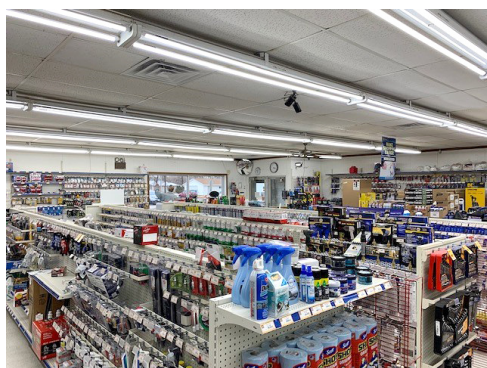
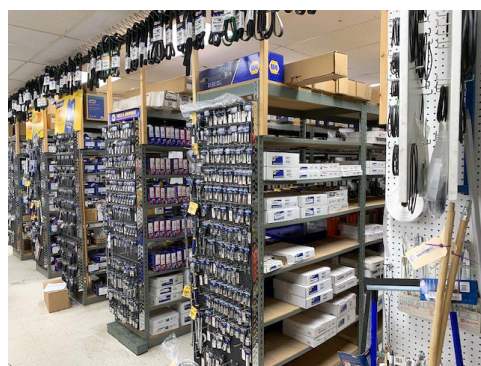




# FOR SALE

## NAPA BUSINESS, REAL ESTATE, ASSETS & INVENTORY

### |BEULAH PHOTOS



**STEVEN ILSE**

Business Brokerage Director | Partner | Commercial REALTOR®

701.223.2450

STEVE@ASPENGROUPREALESTATE.COM



WWW.ASPENGROUPREALESTATE.COM

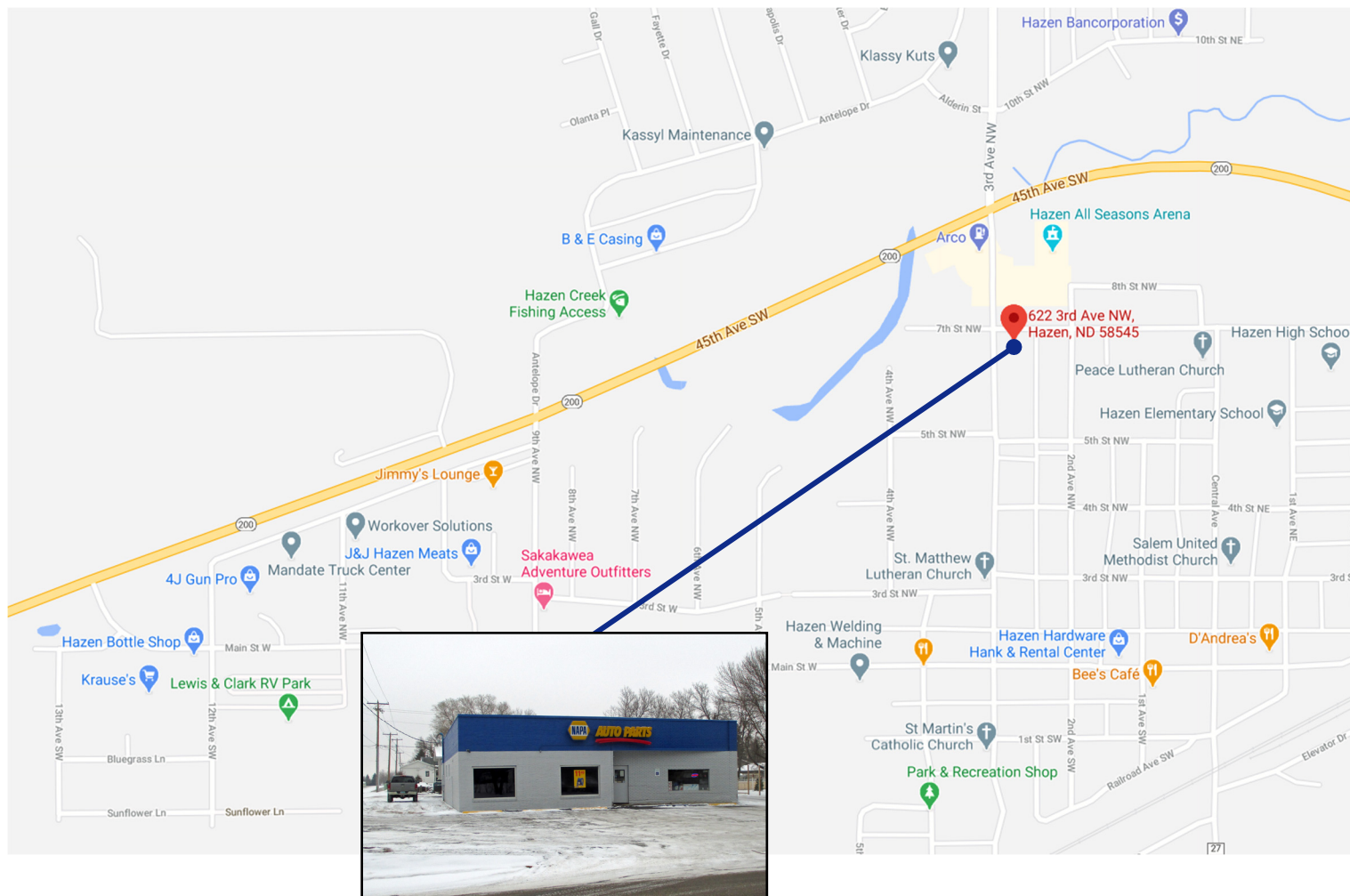




# FOR SALE

## NAPA BUSINESS, REAL ESTATE, ASSETS & INVENTORY

### HAZEN PROPERTY DETAILS



### 622 3RD AVENUE NW

PID#: HH-144-86-17-02-01  
Legal: Lot 1 & 2 in NW1/4 of NE1/4  
M Oster 2nd Addn  
Bldg Size: 3,400 SF  
Shed: 960 SF (48' x 20')  
Lot Size: 16,560 SF (90' x 184')  
Year Built: 1950  
2020 Taxes: \$1,205.04  
Specials: \$300.34 Installment

### STEVEN ILSE

Business Brokerage Director | Partner | Commercial REALTOR®

701.223.2450

STEVE@ASPENGROUPREALESTATE.COM



WWW.ASPENGROUPREALESTATE.COM

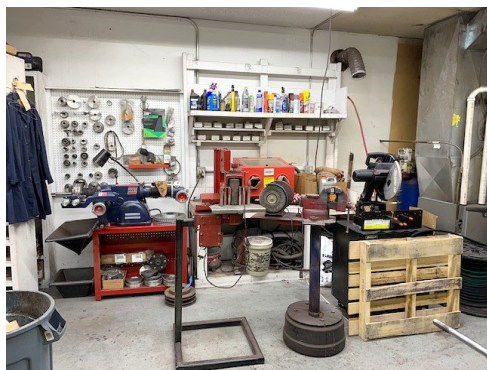
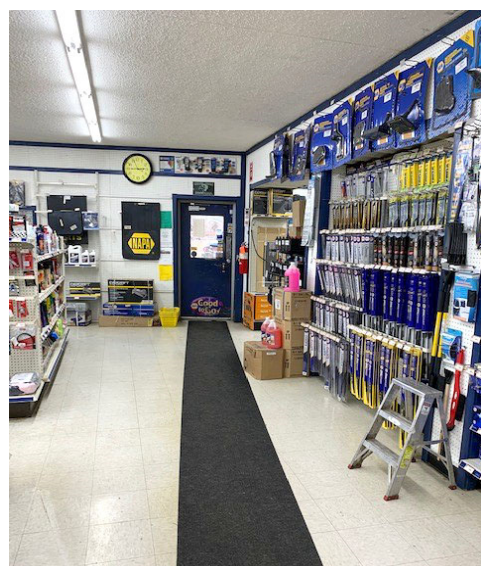
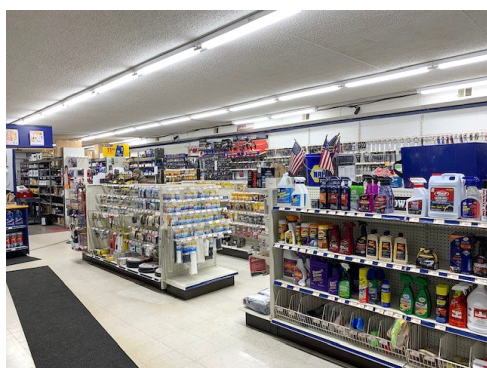
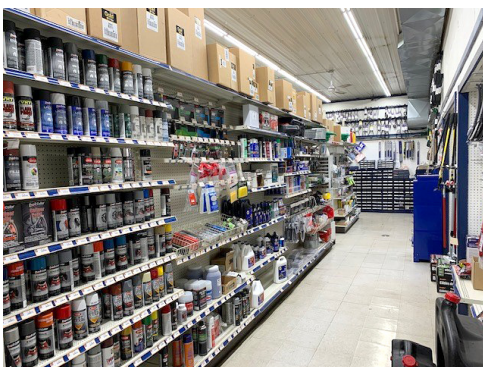




# FOR SALE

## NAPA BUSINESS, REAL ESTATE, ASSETS & INVENTORY

### HAZEN PHOTOS



**STEVEN ILSE**

Business Brokerage Director | Partner | Commercial REALTOR®

701.223.2450

STEVE@ASPENGROUPREALESTATE.COM



WWW.ASPENGROUPREALESTATE.COM





### | BEULAH / HAZEN AREA

- | Beulah and Hazen are located in the "Heart of Coal Country" in an area of North Dakota known as the "Powerbelt" region. Beulah is often referred to as the "Energy Capital of North Dakota." Dakota Gasification Company's GREAT PLAINS SYNFUELS PLANT is the only commercial-scale coal gasification plant in the US that manufactures natural gas. The COTEAU FREEDOM MINE north of Beulah is one of the largest coal mines in the US. ANTELOPE VALLEY STATION is the newest coal-based power plant in ND. Southwest of Beulah, the COYOTE CREEK MINE is ND and Mercer County's newest coal mine. Delivering about 2.5 tons of lignite coal to the adjacent Coyote Station annually, the mine employs over 100 people.
- | Agriculture and the energy industry make up the majority of the local economy.
- | Hazen, located along HIGHWAY 200, and Beulah, located along HIGHWAY 49, have variety of restaurants, medical facilities, retail and other services in their well-rounded business districts.
- | LAKE SAKAKAWEA and the Missouri River system have become one of the top fisheries in the nation. The area is well-known for its excellent walleye and northern fishing, bringing people in from miles around.
- | Roughrider Motor Inn, AmericInn Lodge & Suites, Cobblestone Hotel and Suites, Dakota Farms Inn, Scotwood Motel, and Dakota Waters Resort plus numerous campgrounds and recreation areas offer sleeping accommodations while in the area.
- | Hazen is home to the SAKAKAWEA MEDICAL CENTER, a 13-bed critical access hospital and a 34-bed basic care facility. The center is community-owned and serves Dunn, Mercer and Oliver counties. Opening in 2017, the current 30.5 million (replacement) facility houses a health clinic, expanded ER & surgical area, nurse's station and a centralized registration. The center offers many services to the region, including a full service lab, a level V Trauma Center team, Urgent Care, a Radiology Department, Rehab programs & more!
- | Outdoor recreation abounds in the area! The BEULAH WATER PARK offers a zero-entry pool, lazy river, water playground and super slide. BLACK SANDS GOLF COURSE of Beulah offers 9 holes featuring water hazards, elevation changes, grass and coal slag bunkers. HAZEN GOLF CLUB is a 9 hole regulation length course offering scenic holes with mature trees and rolling greens. The HAZEN ALL SEASONS ARENA is used for hockey, figure skating and curling programs.
- | The MERCER COUNTY FAIR is a four day event held every July in Beulah. With something for everyone, fair-goers can enjoy concerts, rodeos, a parade, 4h & FFA livestock shows and a carnival.
- | For the 2020-21 school year, Beulah has 300 students enrolled in PreK-4th grade, 242 students in grades 5-8 and 201 students enrolled in the Beulah High School. Hazen has 312 kids in grades PreK-6th Grade and 257 students enrolled in grades 7-12.

---

### STEVEN ILSE

Business Brokerage Director | Partner | Commercial REALTOR®

701.223.2450

STEVE@ASPENGROUPREALESTATE.COM



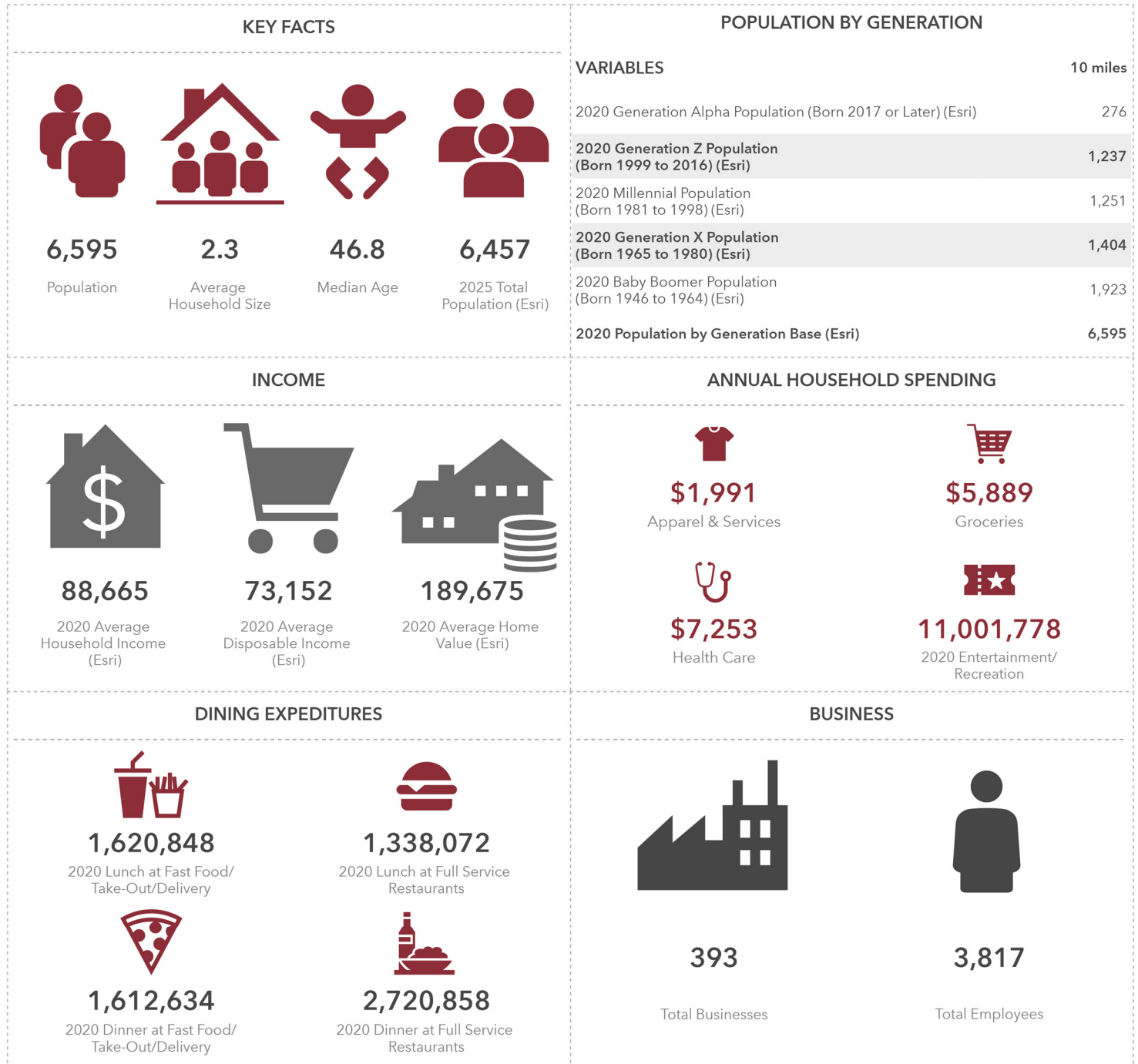
WWW.ASPENGROUPREALESTATE.COM



# FOR SALE

## NAPA BUSINESS, REAL ESTATE, ASSETS & INVENTORY

### AREA DEMOGRAPHICS—10 MILES



Based on 216 Main Street West, Beulah, ND.

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2021 Esri

## STEVEN ILSE

Business Brokerage Director | Partner | Commercial REALTOR®

701.223.2450

STEVE@ASPENGROUPREALESTATE.COM



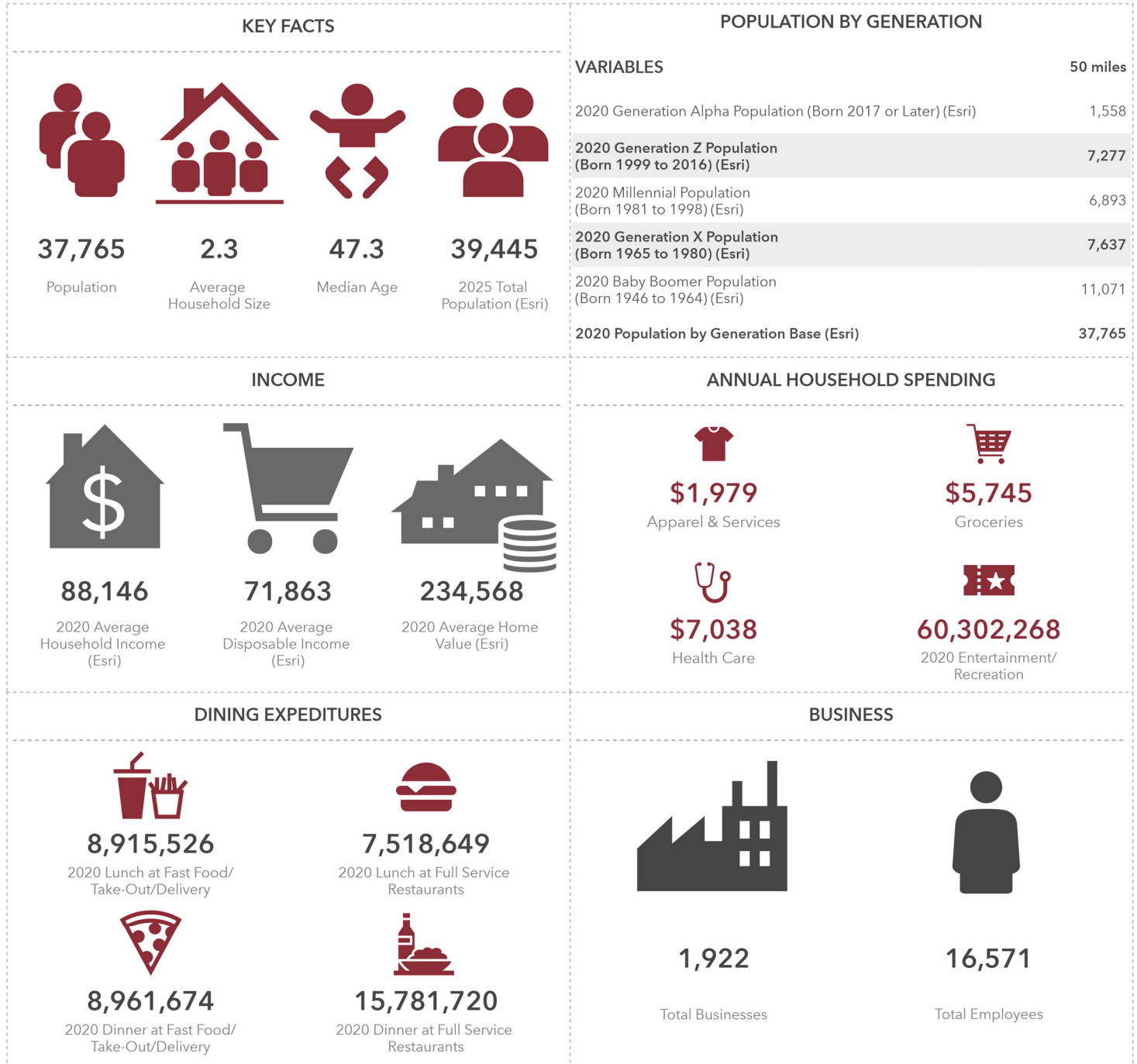
WWW.ASPENGROUPREALESTATE.COM



# FOR SALE

## NAPA BUSINESS, REAL ESTATE, ASSETS & INVENTORY

### AREA DEMOGRAPHICS—50 MILES



Based on 216 Main Street West, Beulah, ND.  
This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2021 Esri

**STEVEN ILSE**

Business Brokerage Director | Partner | Commercial REALTOR®

701.223.2450

STEVE@ASPENGROUPREALESTATE.COM



WWW.ASPENGROUPREALESTATE.COM

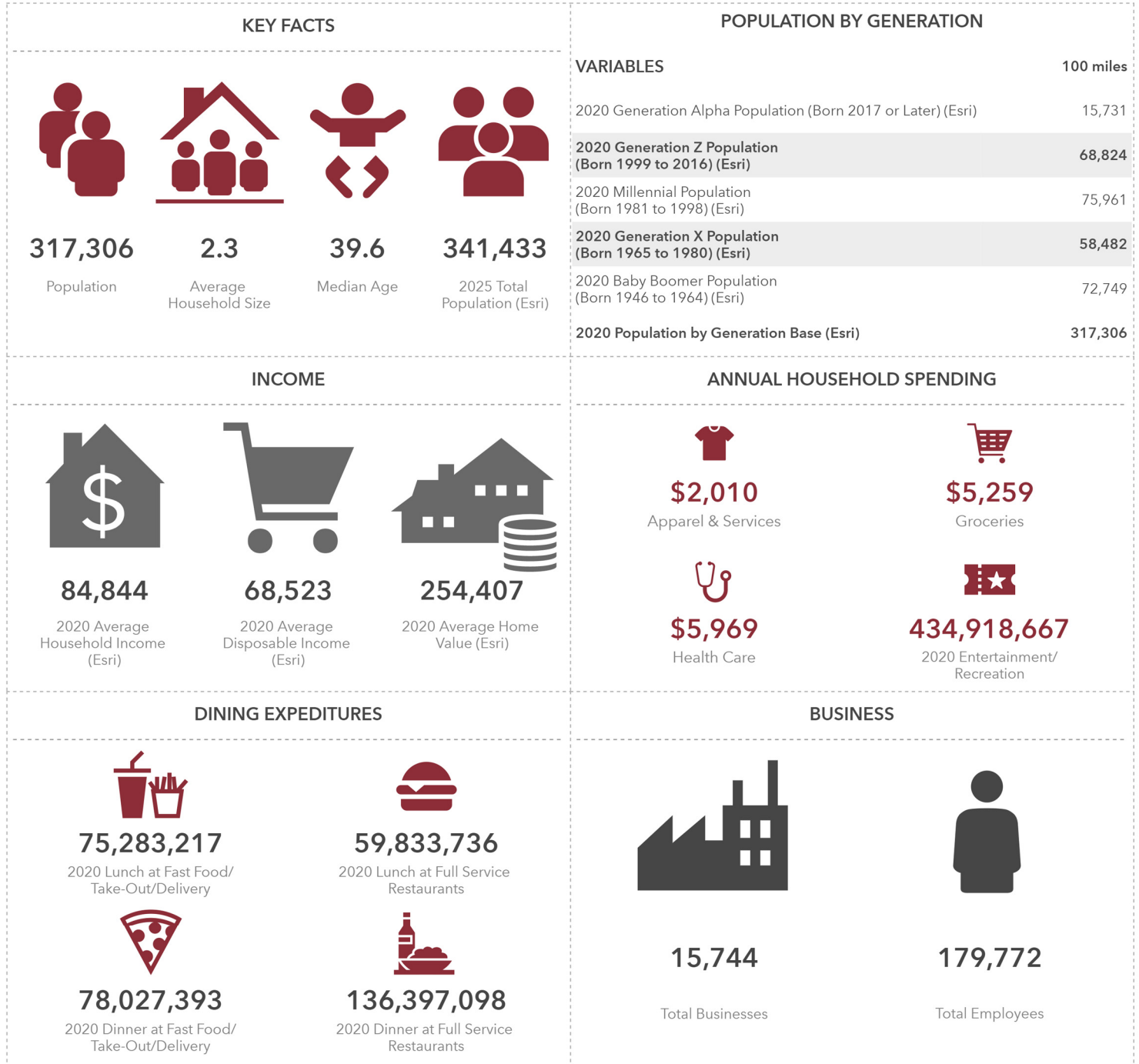




# FOR SALE

## NAPA BUSINESS, REAL ESTATE, ASSETS & INVENTORY

### AREA DEMOGRAPHICS—100 MILES



Based on 216 Main Street West, Beulah, ND.

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2021 Esri

## STEVEN ILSE

Business Brokerage Director | Partner | Commercial REALTOR®

701.223.2450

STEVE@ASPENGROUPREALESTATE.COM



WWW.ASPENGROUPREALESTATE.COM