

WEST DAKOTA LUMBER | HAZEN

FOR SALE

25 Main Street E, Hazen ND 58545



West Dakota Lumber offers the opportunity to acquire an established, operating business along with the commercial real estate, buildings, and equipment that support the operation. Serving Hazen and the surrounding area, the lumberyard has an established customer base and provides an owner-operator the ability to step into an active business with multiple income sources already in place.

In addition to the lumberyard operation, the property includes an established tenant providing monthly rental income, two additional office suites available for lease, and unfinished upper-level space with potential for future use. The combination of an operating business, commercial property, rental income, and additional income potential creates several avenues for continued growth.

**CENTURY 21
COMMERCIAL.**
Morrison Realty

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1142 West Turnpike Ave | Bismarck, ND 58501
www.TerrysCommercial.com

PROPERTY DESCRIPTION

25 Main Street E, Hazen ND 58545

Established Lumberyard Business with Multiple Income Streams

Take advantage of this opportunity to acquire West Dakota Lumber, including the operating business, commercial real estate, buildings, and equipment. This long-established, active lumberyard serves Hazen and the surrounding communities while offering multiple sources of income and future growth potential. The property features a 9,985-square-foot main building that houses the retail lumberyard operations and an established tenant generating monthly rental income. Also within the building are two additional 25' x 25' office suites available for lease, creating an opportunity to increase rental income. An additional 1,552 square feet of unfinished upper-level space offers flexibility for future office expansion, additional storage, or other business uses. Supporting the operation is an 8,227-square-foot shop designed for lumber and inventory storage, along with a 48' x 72' pole building located across the street that provides additional storage and operational flexibility. With an established customer base, a proven operating business, multiple buildings, existing rental income, and additional leasing potential, this property offers an exceptional opportunity for an owner-operator looking to continue a successful business while benefiting from supplemental rental income and future income potential.

PROPERTY HIGHLIGHTS

25 Main Street E, Hazen ND 58545



- Established and active West Dakota Lumber business
- Business, commercial real estate, buildings, and equipment included
- 9,985 SF main building
- Retail lumberyard operations within the main building
- Established tenant providing monthly rental income
- Two additional 25' x 25' office suites available for lease
- 1,552 SF of unfinished upper-level space
- 8,227 SF shop for lumber and inventory storage
- 48' x 72' pole building located across the street
- Multiple existing and potential income streams
- Established customer base serving Hazen and surrounding communities
- Opportunity for an owner-operator to continue an established business while expanding rental and other income potential

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PROPERTY LOCATION

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Located in Hazen, North Dakota, West Dakota Lumber is positioned to serve customers throughout Hazen and the surrounding communities of west-central North Dakota. Hazen is an active community supported by agriculture, energy, construction, local businesses, and area residents, creating an established market for building materials, lumber, and related products.

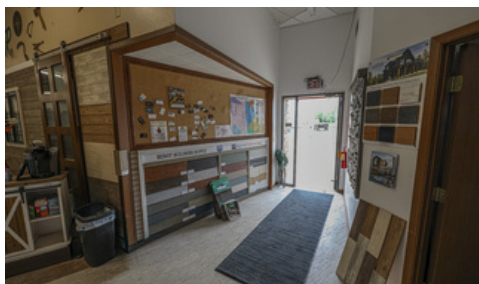
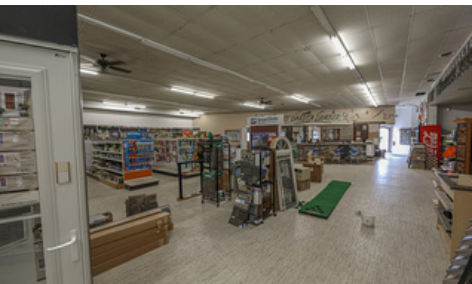
The location provides convenient access for both local customers and contractors working throughout the surrounding area. As an established business within the community, West Dakota Lumber benefits from its existing customer base, regional reach, and presence in a market where access to building supplies and materials remains an important local service.

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ADDITIONAL PHOTOS

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