

Olaf Update

Laugh a little, learn a little and take a break from the daily grind

Fall 2007



Crossroads Centre, Fargo, N.D.

Mini Mart to Crossroads Centre

In early April 2005, Krantz Family Trust submitted a proposal to purchase the former Mini Mart convenience store at 3402 13th Avenue South in Fargo for the purpose of developing a retail strip center.

Erroll Bong of NAI North Central, a commercial real estate sales and leasing company in Fargo, represented the trust in purchasing the property. Since the site had served as a gas and diesel station for many years, testing revealed very serious petroleum contamination, as well as the presence of asbestos in the site's existing building.



Krantz Family Trust made the decision to go forward with the purchase after consulting with Legend Technical Services and reaching an agreement with the North Dakota Department of Health to provide financial assistance through the Petroleum Tank Release Compensation Fund of North Dakota to perform the

necessary remediation site cleanup.

In the end, nearly \$200,000 was spent to clean the site of contamination before the new construction of a 15,400-square-foot retail strip center could begin. Olaf Anderson & Son Construction coordinated most of the cleanup work prior to going on to build the retail center.

Crossroads Centre, which was ready for leasing in mid 2006, is now home to various retail and restaurant tenants. A troubled site was turned into a highly successful project with the coordination and cooperation of many contributors.



GENERAL CONTRACTORS

3333 7th Avenue N. • P.O. Box 2766 • Fargo, ND 58108-2766

TEL: 701-237-3605 • FAX: 701-232-0562