



120 W Smith Rd | Bellingham | 81,893 SQ.FT. | MLS #2167430 | Offered at \$925,000

Prime location just off Guide Meridian with Rural Industrial and Manufacturing zoning (RGC). Multi-use commercial property, with multiple offices, shops, and storage on 1.88 flat, usable acres. Utilize multiple streams of rental income or bring your own business. Seven separate spaces totaling 9,867 sq ft, plus 2 fenced yards totaling 36,700 sq ft. Barn framing has been reinforced and a new roof put on in 2021. Ideal opportunity in growing and expanding area in close proximity to Bellingham, Ferndale, and Canadian border. Endless possibilities here with generous zoning and large footprint. Possible owner financing (inquire with broker).



## Stephen Saunders

MANAGING BROKER

C: 206.818.1409

E: [stephen.saunders@rsir.com](mailto:stephen.saunders@rsir.com)

[stephensaunders.rsir.com](http://stephensaunders.rsir.com)