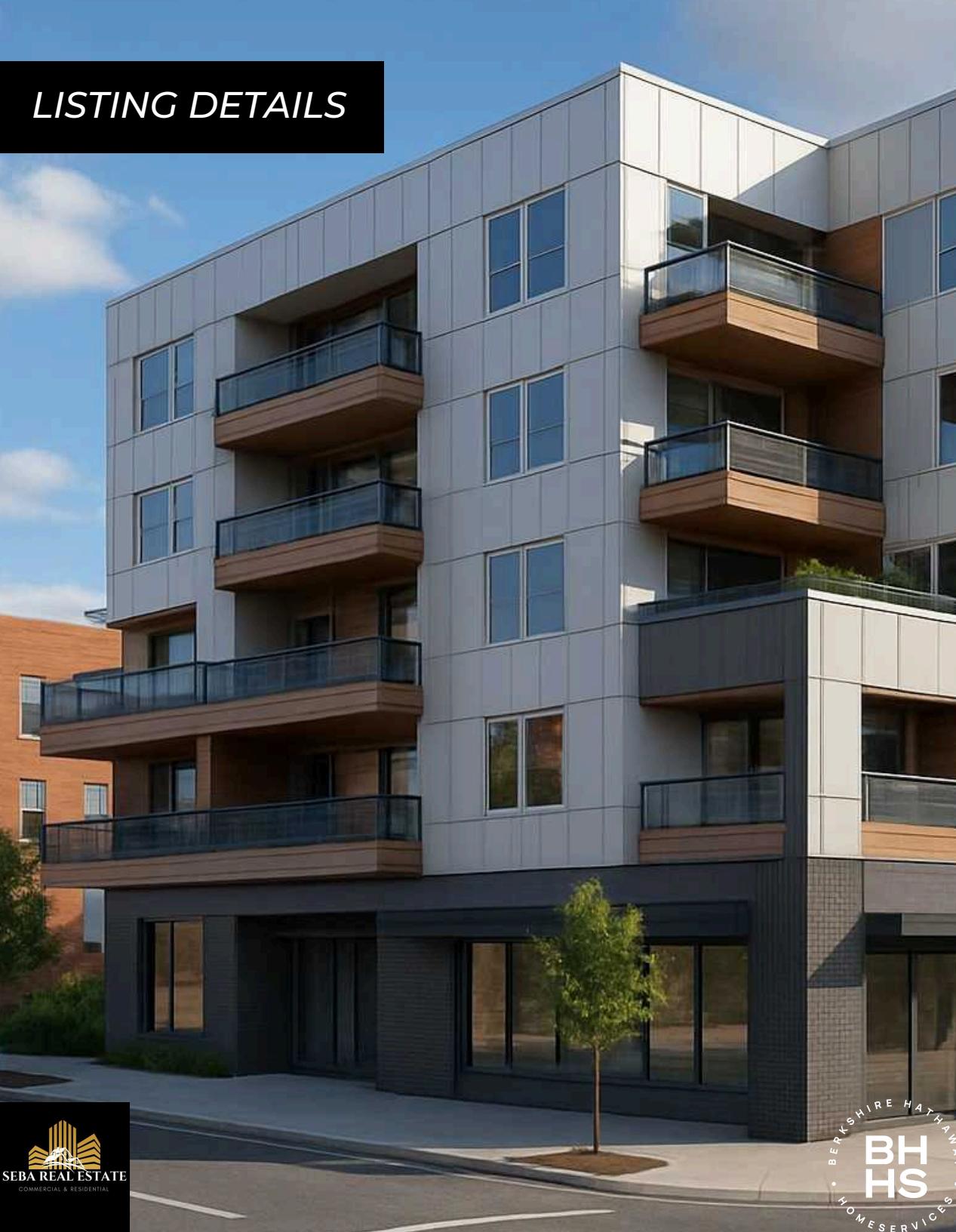


HARBORSIDE APARTMENTS

1310 G STREET BELLINGHAM, WA



LISTING DETAILS



For Sale/Lease

5,346 SF

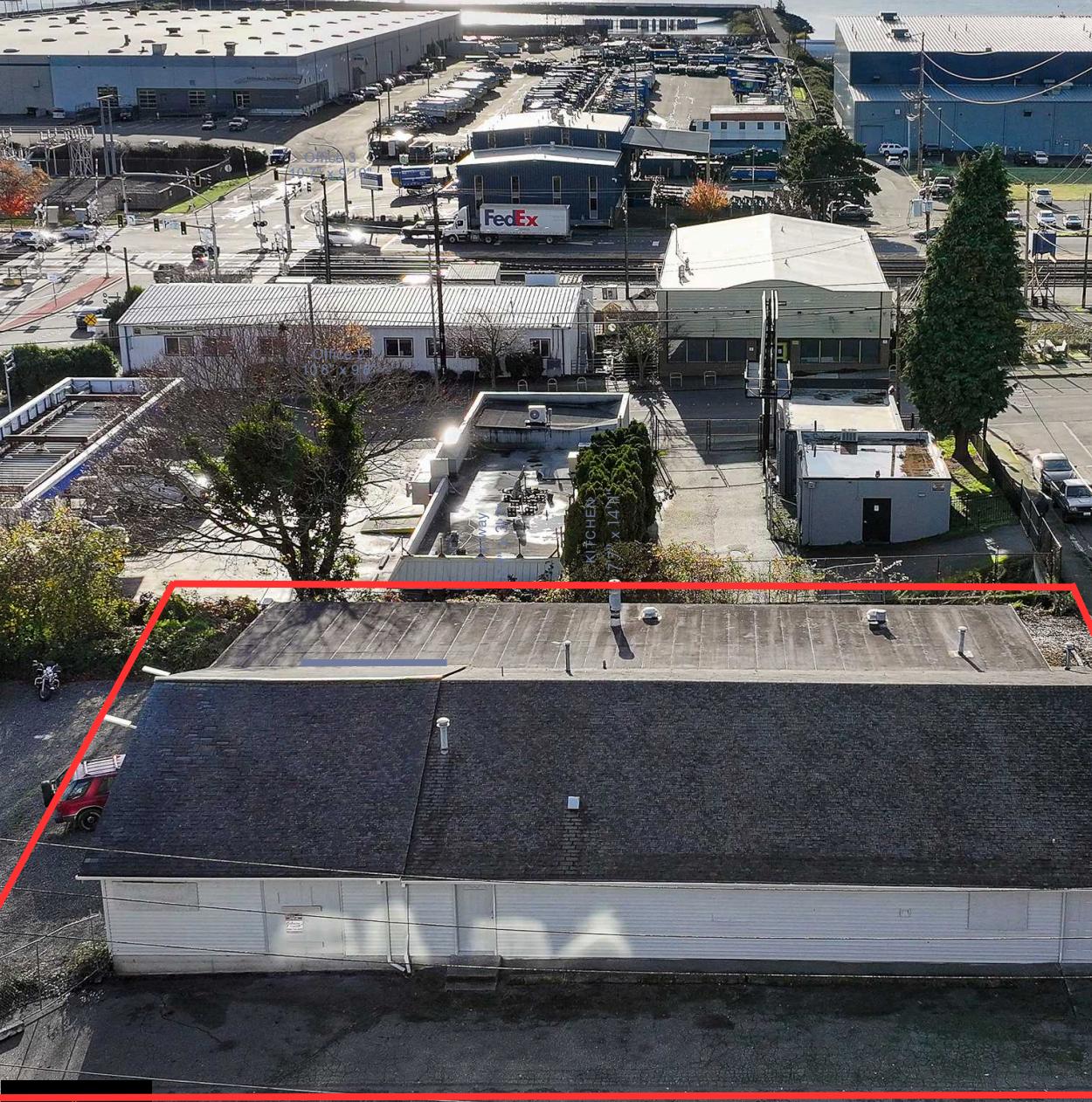
\$1,700,000

**CALL
FOR
RATE**

ADDRESS:	1310 G STREET BELLINGHAM, WA 98225
BUILDING SQUARE FOOTAGE:	5,346 SQFT
APPX. OFFICE	3,360 SQFT
APPX. WAREHOUSE	1,760 SQFT
LOT SIZE	.230 AC / 10,019 SQFT

	1 MILE	3 MILES	5 MILES
MEDIAN INCOME:	\$48,900	\$62,700	\$68,400
TOTAL RESIDENTIAL POPULATION:	~11,800	~69,200	~105,400
DAYTIME POPULATION:	~34,000	~72,000	~110,000

SITE PLAN



LEASE TERMS:

TERM

3-5 YEARS ANNUAL
INCREASES

INDUSTRIAL
NNN LEASE

CALL FOR RATES

APPX. OFFICE

3,360 SQFT

APPX.
WAREHOUSE

1,760 SQFT

LOT SIZE

.230 AC / 10,019 SQFT

GARAGE DOOR

1 GRADE LEVEL

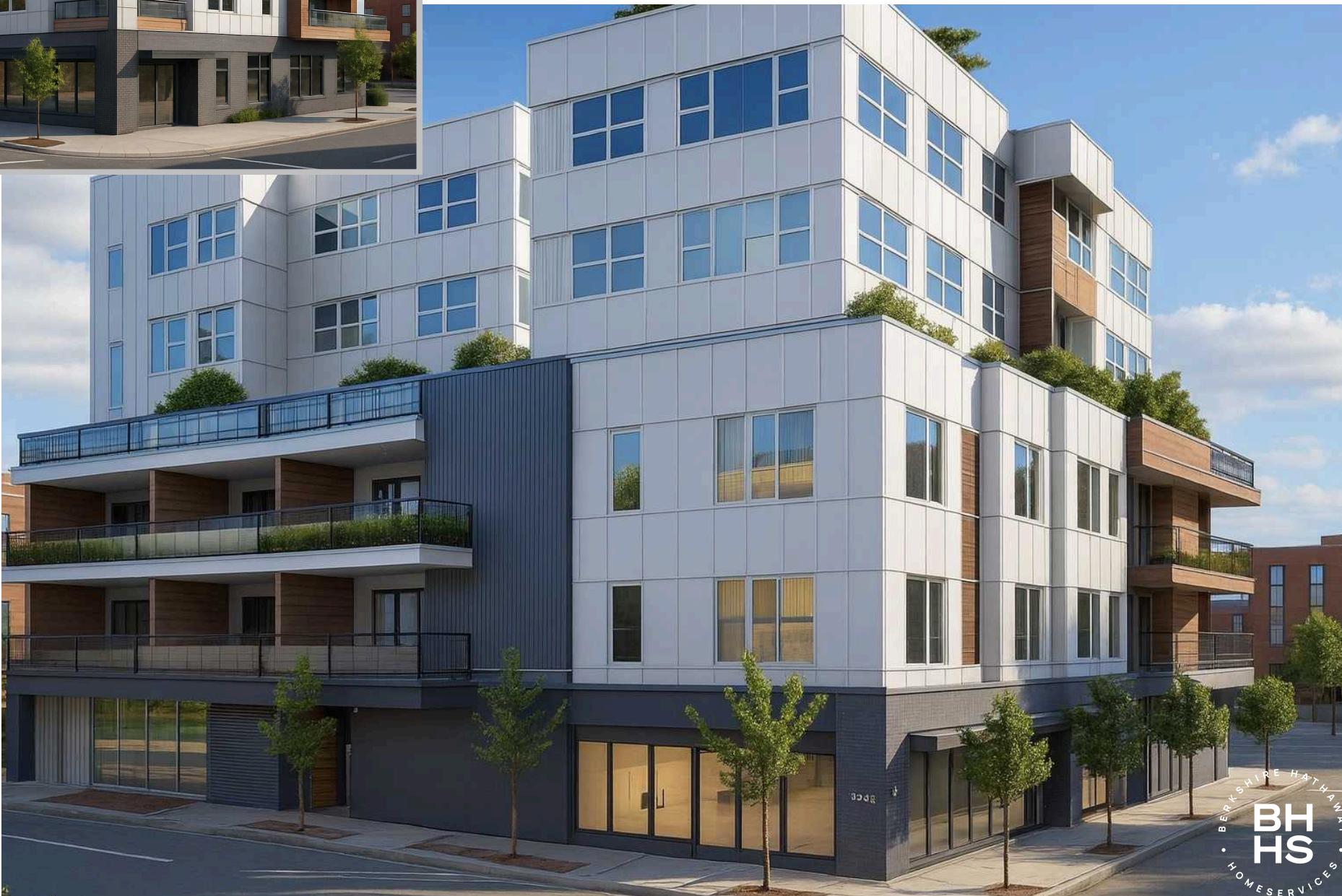
CAN BE DEMISED IF NEEDED

ZONED COMMERCIAL

OPTION 1:

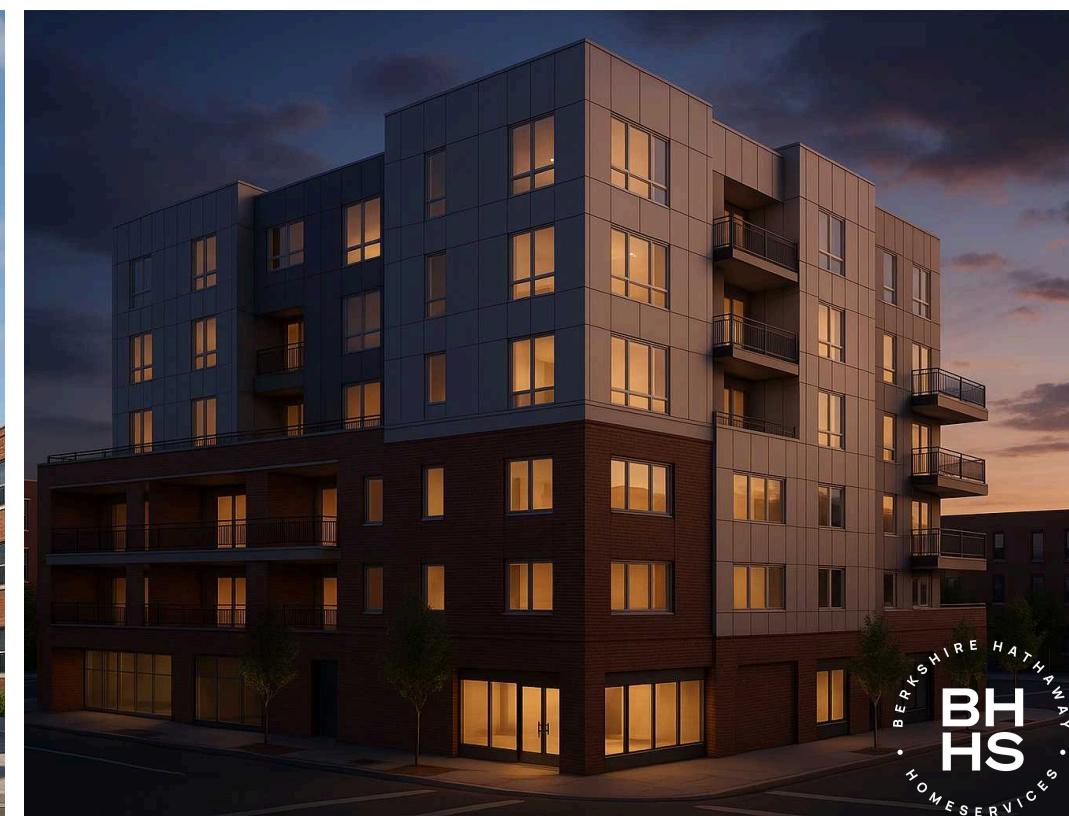
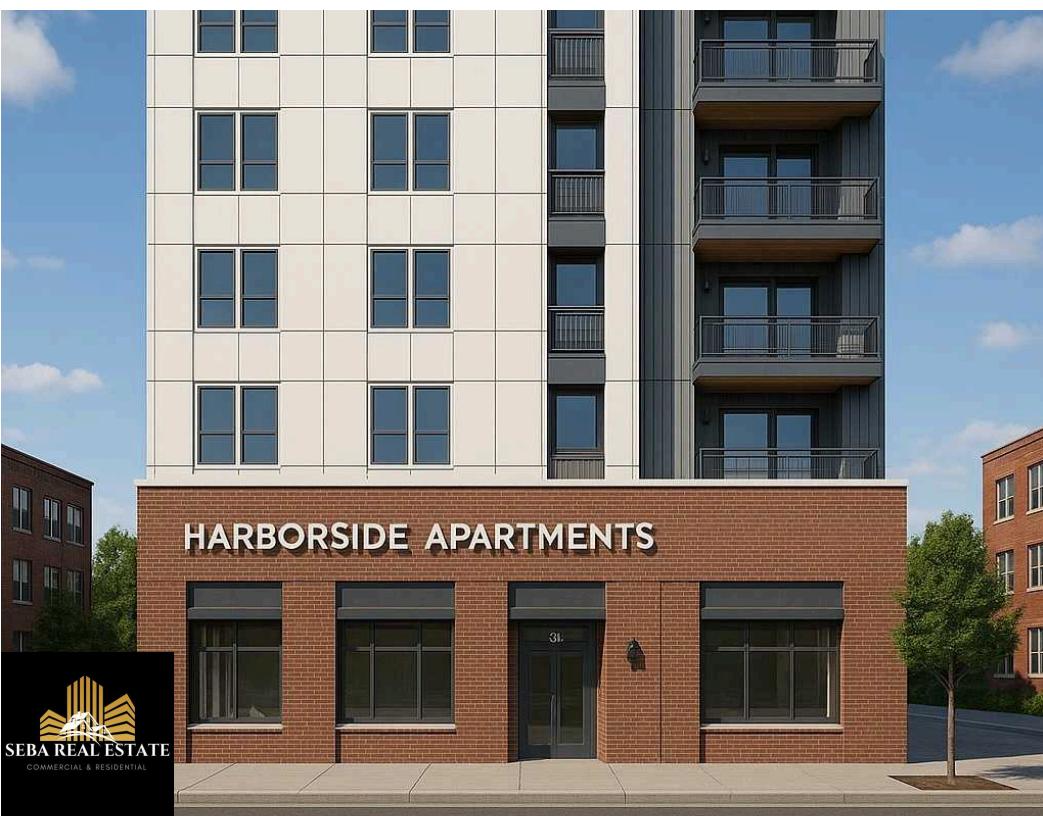


3-D renderings are approximate and not exact

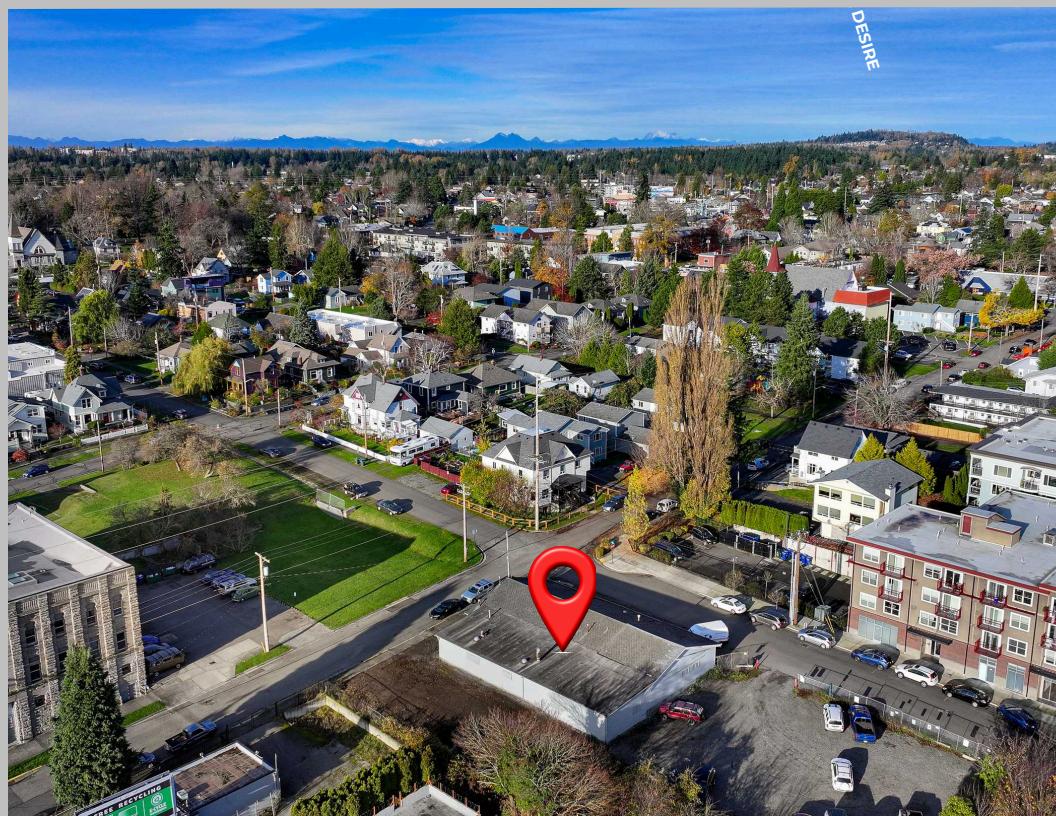
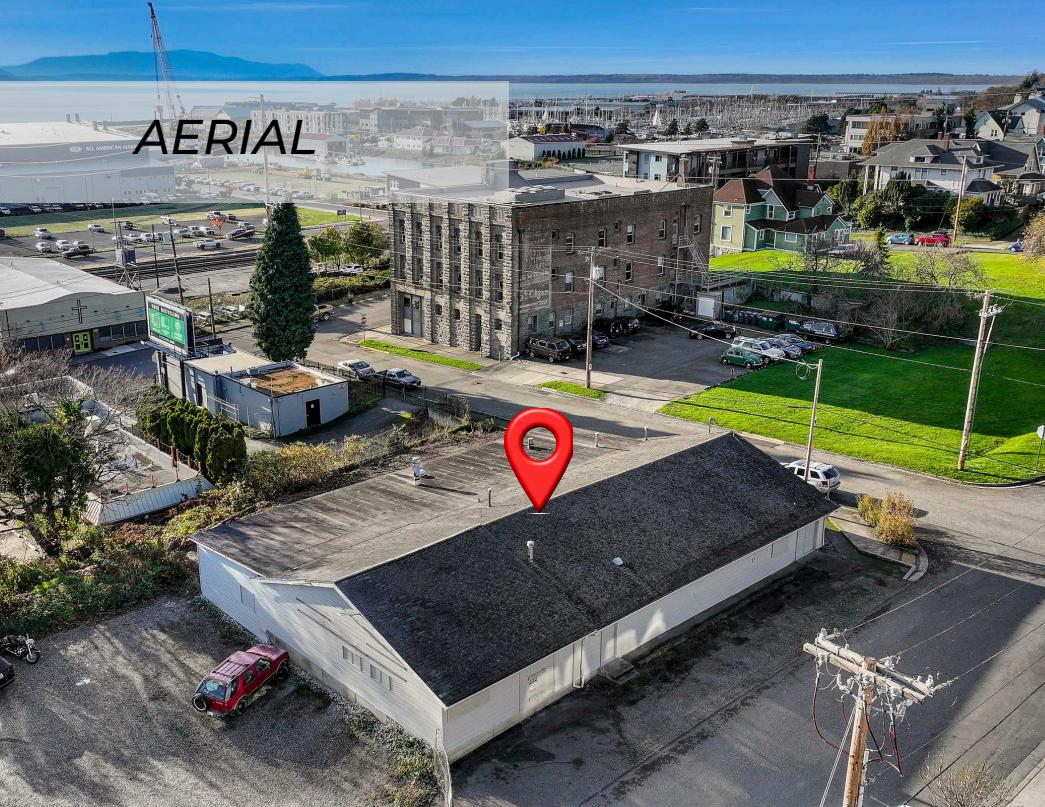


Rare development and commercial opportunity in the heart of historic Old Town Bellingham. This prime site previously held permits for a 50-unit multifamily project (now expired) and still qualifies for the MF Housing Tax Exemption, strong financial upside for developers. Existing building also supports a wide range of commercial uses including retail, office, studio, service businesses, light production, and mixed commercial making it ideal to lease out while planning future redevelopment. Located minutes from Downtown, the Waterfront District, WWU, and major transit routes, this property sits in a highly desirable and rapidly revitalizing corridor. A flexible, centrally located asset ready for your next project. 84-unit developing nearby.

OPTION 2:







CONTACT



DANIEL SEBRYAKOV
COMMERCIAL REALTOR

253-797-5858

SEBA.REAL.ESTATE123@GMAIL.COM

BERKSHIRE HATHAWAY HOME SERVICES NW

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