
Downtown Retail with on-site parking Fantastic location!!



**1204 Railroad Avenue
Bellingham, WA**

- Available now- 2,414 \pm rsf on the first floor
- **Avail June 1, 2026- 4,228 \pm rsf on the second floor with elevator access**
- Located in Bellingham's CBD **with a paved parking lot adjacent to the building**
- Building is very well maintained and a must see to appreciate
- Great location with lots of foot traffic
- Well suited for multiple office and retail uses
- Call agent regarding availability, rates and to tour

This information supplied herein is from sources we deem reliable. It is provided without any representations, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of rent, income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR

THE BEDFORD GROUP, INC.



For more information contact

Erin Sundean

Commercial Real Estate Services

4120 Meridian, Suite 290-D • Bellingham, WA 98226
Telephone: (360) 647-0100 • Facsimile: (360) 647-2400 • Website: thebedfordgroupinc.com



This information supplied herein is from sources we deem reliable. It is provided without any representations, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of rent, income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR

THE BEDFORD GROUP, INC.



For more information contact

Erin Sundean

Commercial Real Estate Services

4120 Meridian, Suite 290-D • Bellingham, WA 98226
Telephone: (360) 647-0100 • Facsimile: (360) 647-2400 • Website: thebedfordgroupinc.com



This information supplied herein is from sources we deem reliable. It is provided without any representations, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of rent, income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR



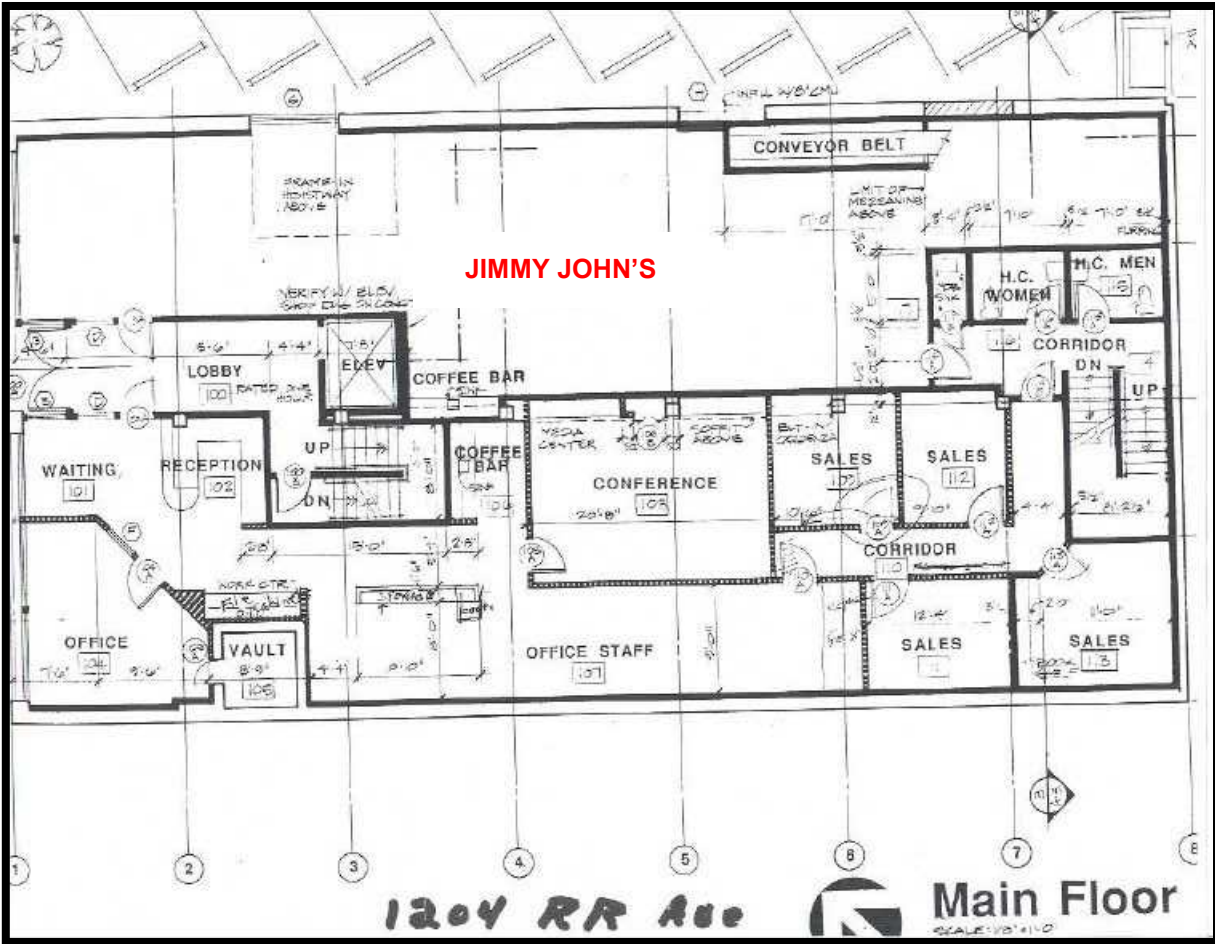
THE BEDFORD GROUP, INC.

For more information contact

Erin Sundean

Commercial Real Estate Services

4120 Meridian, Suite 290-D • Bellingham, WA 98226
Telephone: (360) 647-0100 • Facsimile: (360) 647-2400 • Website: thebedfordgroupinc.com



1204 Railroad
1st floor space layout

This information supplied herein is from sources we deem reliable. It is provided without any representations, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of rent, income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR

THE BEDFORD GROUP, INC.

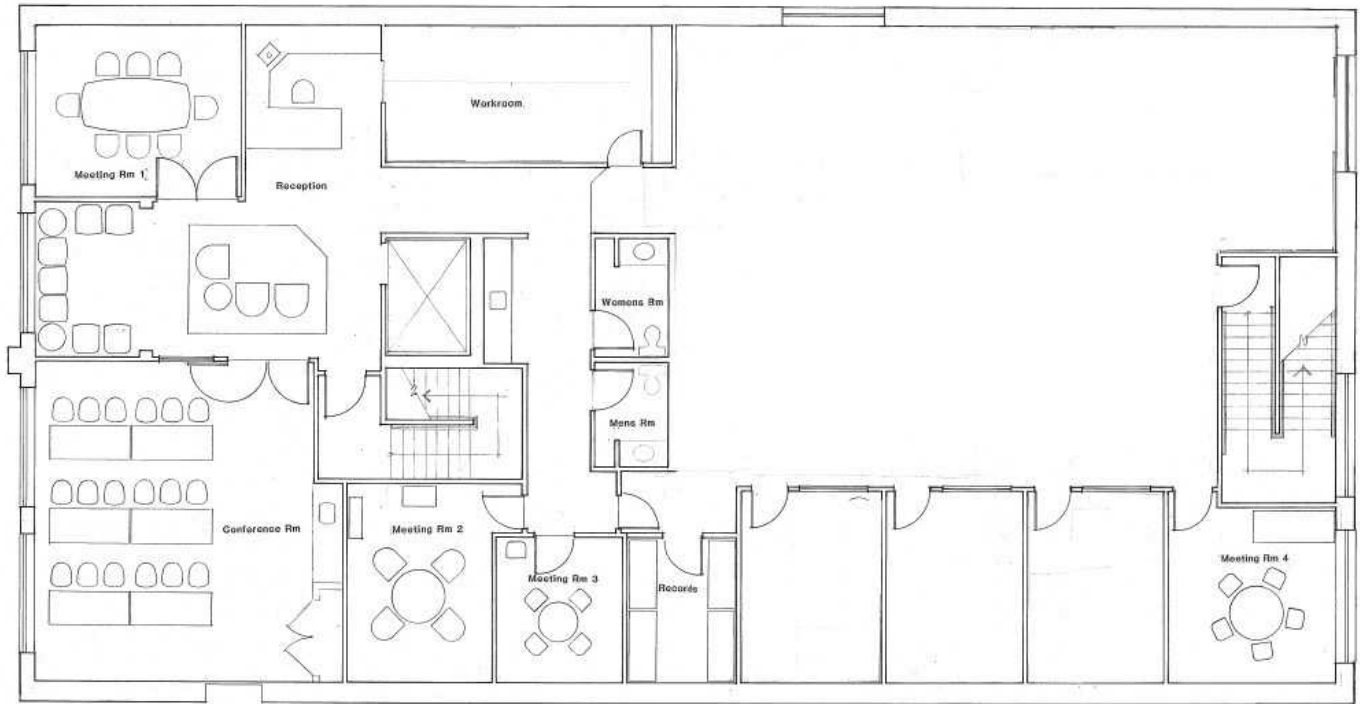


For more information contact

Erin Sundean

Commercial Real Estate Services

4120 Meridian, Suite 290-D • Bellingham, WA 98226
Telephone: (360) 647-0100 • Facsimile: (360) 647-2400 • Website: thebedfordgroupinc.com



**1204 Railroad
Suite 200 floorplan**

This information supplied herein is from sources we deem reliable. It is provided without any representations, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of rent, income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR

THE BEDFORD GROUP, INC.



For more information contact

Erin Sundean

Commercial Real Estate Services

4120 Meridian, Suite 290-D • Bellingham, WA 98226
Telephone: (360) 647-0100 • Facsimile: (360) 647-2400 • Website: thebedfordgroupinc.com