

FAIRHAVEN COMMERCIAL

1224 Harris Ave, Bellingham, WA 98225



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Commercial Sales | Leasing | Management

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Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

THE OFFERING



For Sale: \$450,000

Suite 106 & 107: 1,161 SF

Base Rent: \$20 SF/Y

Est. NNN: \$8.80 SF/Y

Base Rent + NNN = \$2,786.40 / Per Month

CBA #: 44222450

Prime Fairhaven commercial opportunity! Two connected ground-floor units totaling 1,161 SF with excellent street visibility on popular Harris Ave. Flexible layout works for retail, office, studio, wellness, or service uses. Features updated lighting, fresh paint, and ample street parking. Built in 2004 and well-maintained with strong HOA. Surrounded by shops, restaurants with local and tourist foot traffic.

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INTERIOR



MARKET AREA

The Pacific Northwest scarcely gets more peaceful than unspoiled Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually businesses are migrating north to the area in order to find a new and better home. The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



NATURAL BEAUTY

The dominating Mt. Baker towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



STRATEGIC LOCATION

The prosperous city Vancouver, Canada only sits 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham provides an essential middle point for those looking to operate within both expanding districts.



HIGHER EDUCATION

Within Whatcom there are five different institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provide qualified and skilled workers.

DEMOGRAPHICS



Population

230,077



Average HH Income

\$80,569



Median Age

39

Whatcom County:

Bellingham:

93,910

\$56,198

37.5