## 4131 MERIDIAN A 100% leased, 73,005 SF building in Bellingham, WA STREET Surlington

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FOR SALE

## PREMIER SINGLE TENANT NET LEASE NEAR BELLIS FAIR MALL IN BELLINGHAM, WASHINGTON

Kidder Mathews is pleased to present this Single Tenant Net Lease property with long-term Burlington (BURL) as the tenant. Approximately 6 years remaining in primary term with 3 additional 5-yr options.

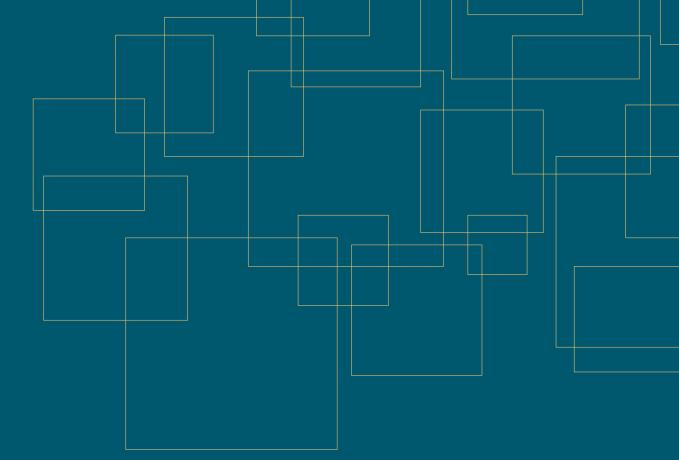
ADDRESS	4131 Meridan St Bellingham, WA 98226
PARCEL NUMBER	380212 457043 0000
TOTAL RENTABLE AREA	73,005
TOTAL LAND AREA	250,601 SF
ZONING	Commercial
NOI YEAR 1	\$985,567
CAP RATE	6.57%
PRICE / SF	\$205





KIDDER MATHEWS

SALE = 4131 MERIDIAN ST, BELLINGHAM, WA



Exclusively listed by

**BRIAN ENGELKING** 

Vice President 253.722.1418 brian.engelking@kidder.com

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