

FOR SALE

# 4131 MERIDIAN STREET

*A 100% leased, 73,005 SF building in  
Bellingham, WA*

**Burlington**  
LADIES • MENS • KIDS • HOME • COATS

**Baby Depot**

KIDDER.COM

**km** Kidder  
Mathews

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

±73,005  
TOTAL SF

±5.75 AC  
GROSS LAND SIZE

100%  
OCCUPANCY

\$15M  
LISTING PRICE



FOR SALE ■ 4131 MERIDIAN ST, BELLINGHAM, WA 2

FOR SALE

15 MILES  
Canada

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19,073 VEHICLES  
Average Daily Traffic

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SUBJECT PROPERTY

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42,678 VEHICLES  
Average Daily Traffic



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E BAKERVIEW RD

MERIDIAN

BELLIS FAIR PKWY

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BELLIS FAIR SHOPPING MALL

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KIDDER MATHEWS

*Exclusively listed by*

**BRIAN ENGELKING**

Vice President

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