



## 2900 & 2950 Taylor Ave

**\$2,485,000**

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verifications of all matters deemed to be material including but not limited to statements of income and expenses. Depicted property lines are approximate. Consult your attorney or accountant or other professional advisors.



**Kena Greer Brashear**



THE MULJAT GROUP

**TEAM BRASHEAR**



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510 Lakeway Drive,  
Bellingham 98225



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2900-2950 Taylor Avenue

1,716 sf home w/ 864 sf basement  
24 X 32 Pole Building  
Shed  
Lot Size- 74,488

School District- Bellingham  
Elementary- Happy Valley  
Middle School- Fairhaven  
High School - Sehome

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**Unlock potential for a vibrant development in Happy Valley, with 2 parcels poised for potential density of 18 units. This opportunity includes a 1,716 sf home w/ 864 sf basement, a 24 X 32 pole building with heated space & E-3 occupancy & 1/2 bath & also includes shed & garden space. With the adoption of HB1110, there is potential to craft a blend of single-family homes, ADUs, or multifamily properties. Located in a peaceful neighborhood, this property offers both investment appeal & a desirable lifestyle, presenting an ideal canvas for developers or investors. Rare chance to create a lively walk-able community in a prime area on the Interurban Trail near WWU, Sehome High, Sehome Village, Fairhaven & Joe's Gardens. Seller Financing available!**

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This Offering Memorandum has been prepared by Muljat Group for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by Muljat Group, Seller and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond control of Seller, and therefore are subject to variation.

No representation is made by Muljat Group or Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or presentation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Muljat Group, Seller, and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. Prospective purchasers should be aware that Seller of the real property known as **2900 Taylor Ave.**, is selling the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and or after contracting to purchase, as appropriate, purchaser will be given reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of purchaser's choosing. Prospective purchaser shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, purchaser shall not be entitled to and should not rely on Seller or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Seller may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Seller and its agents shall not be responsible to purchaser or any successor on account of any errors or omissions or construction defects of such predecessors and or related third parties. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Seller and Muljat Group each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any obligations set by Seller thereunder have been satisfied or waived.

Any offer to Seller must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by Seller and executed by both parties, and (iii) approved by Seller before the transaction becomes binding on either party. Neither the prospective purchaser nor the Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Seller or Muljat Group and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Seller or Muljat Group. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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# AVT Consulting Report

## Blossom Findings & Recommendations

### Findings

- 2 Properties
  - 2900 Taylor Ave
    - Accessory Blossom Childcare and Learning site.
    - Approximately 26,000 SF property.
  - 2950 Taylor Ave.
    - Vacant lot, serving as a park.
    - Approximately 48,000 SF property.
- Zoning:
  - Residential Single, Detached, Cluster, Attached.
  - Zoning Density: 15,000 SF/unit.
    - Only 1 density for 2900 Taylor Ave.
    - 3 densities for 2950 Taylor Ave.
- Uses:
  - 2002- New child care facility approved in existing single-family residence and existing pole building at 2900 Taylor Ave under CUP2002-0005.
  - Non-conforming uses (legal though, as permitted, just non-conforming to current zoning regulations).
- Applicable Code Analysis:
  - Converting one non-conforming use to another.
    - *BMC 20.14.020.C -The hearing examiner may grant a conditional use permit for a period not more than five years permitting a nonconforming use to change to another use not permitted in the use district in which it is located, provided the owner clearly demonstrates (1) that the structure, because of its particular design, cannot be reasonably used to house a permitted use, (2) that the proposed use will be more compatible with the permitted uses of the use district than was the existing use. The hearing examiner may condition such permit if it finds that provisions have to be taken to safeguard adjoining properties from detrimental effects that might result from the proposed use."*
  - New ADU Ordinance
    - Ordinance No. 2023-08-022
      - Two ADUs permitted on any property with an existing single-family residence.
        - Can be attached or detached.
        - 1,000 SF max floor area per ADU.
        - Limited parking requirements.
        - Can be condominiumized and sold separately.

- Owner occupancy is still required in residential single zones until the Comprehensive Plan Update in 2026.
- Missing Middle House Bill 1110
  - Requires cities to adopt HB within 6 months of next Comprehensive Plan Update (2026 for Bellingham).
  - Will allow 4 residential densities on all residential lots.

## Recommendations

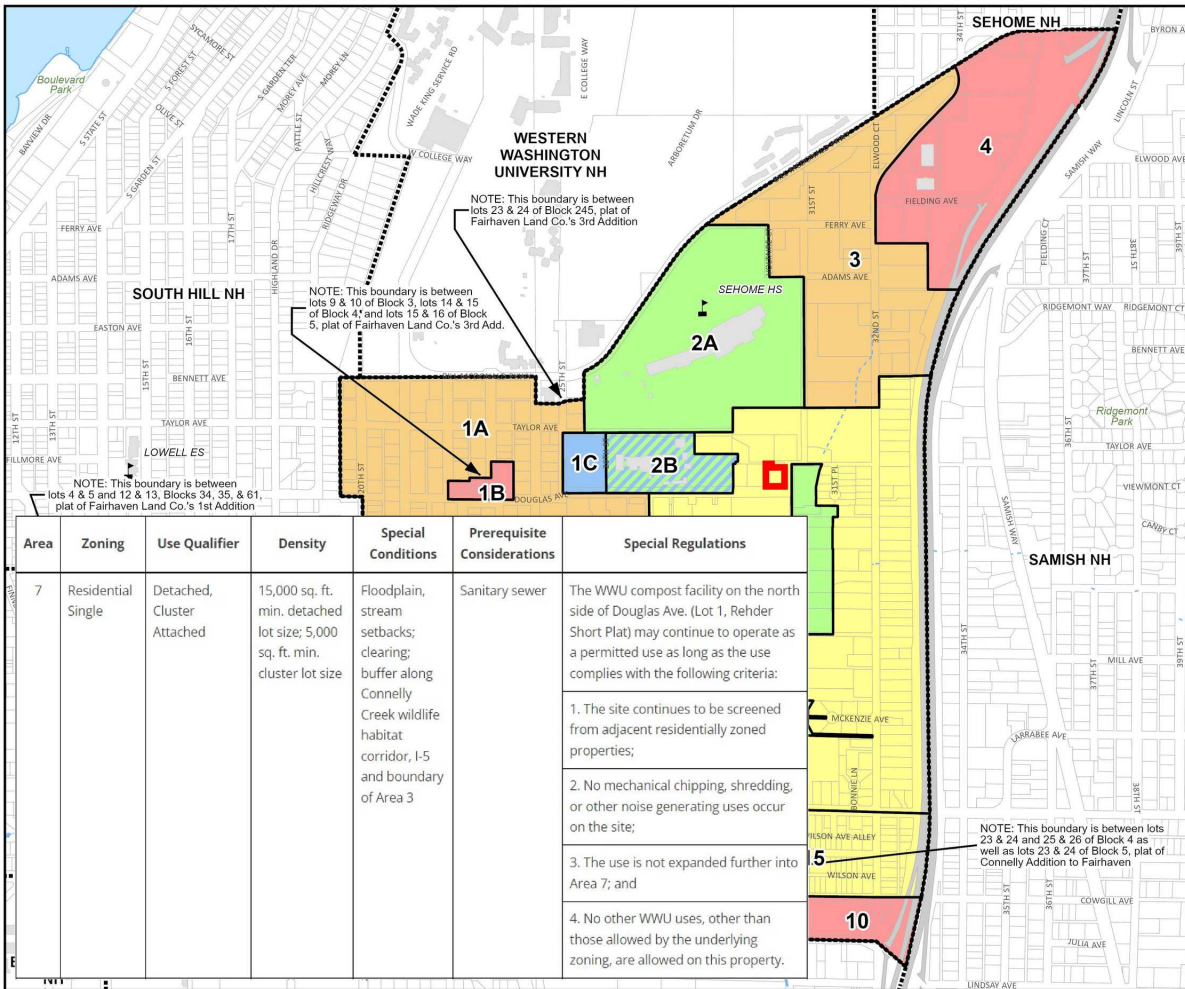
- 2900 Taylor
  - The existing building should be retained, either as a part of the existing school use, or for conversion back to residential use.
  - If converted to residential use, there is the potential to add 2 ADUs in the side yard (detached). There appears to be adequate room on the property to do this. Owner occupancy requirements would be removed in early 2026, allowing the property to function as a 3-unit rental site, or 3 for-sale units with a condominium.
  - There is too much value in the structure and too little additional development opportunity to warrant demolition, unless....
  - Depending on how HB1110 is adopted locally, the site could technically accommodate 6 total units, one SFR, a triplex and 2 ADUs. This would be very difficult to fit, and we won't know how HB1110 will be adopted locally (it must be adopted though) for a few years so there is uncertainty as to the value of this for a buyer. Building 2 ADU's as noted is the better option for this property.
  
- 2950 Taylor
  - This property could be subdivided into 3 parcels now based on current zoning. Although the property is part of a prior subdivision, it was done more than 5 years ago, and so a new subdivision would be allowed for this property. In addition, the current subdivision ordinance allows subdivisions without "pipestems" or "flag lots" so you don't need each lot to front on the public road, you can utilize a shared easement. If subdivided, then each lot could accommodate a single family residence and 2 ADU's for a total of 3 units per lot, or 9 total units. These units could be rented after January 2026 or sold as condominium units.
  - If HB1110 is adopted as expected in January of 2026 then each parcel would have 4 densities and the total property could accommodate 12 units. As noted above, there is uncertainty about how HB1110 will be adopted so it is difficult to say if 12 units could truly be achieved based on available space.



# HAPPY VALLEY NEIGHBORHOOD ZONING

 Manufactured Home Park Overlay (BMC 20.35.120)

AREA	ZONING DESIGNATION
1A	Res. Multi, Multiple
1B	Commercial, Neighborhood
1C	Institutional
2A	Public, Open Space/School
2B	Public/Institutional
3	Res. Multi, Multiple
4	Commercial, Planned
5	Res. Single
5A	Res. Single
6	Public, Recreation/School
7	Res. Single
8	Public, School
9	Res. Single
10	Commercial, Planned
11	Public, Open Space/Park/Utilities
11A	Public, Open Space/Park/Utilities
12	Res. Single
13	Public, Govt. Svcs.
14	Commercial, Neighborhood
15	Res. Single
16	Res. Single



N

0 425 850 1,275 1,700 Feet

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5/24/2022, knewell

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
7	Residential Single	Detached, Cluster Attached	15,000 sq. ft. min. detached lot size; 5,000 sq. ft. min. cluster lot size	Floodplain, stream setbacks; clearing; buffer along Connelly Creek wildlife habitat corridor, I-5 and boundary of Area 3	Sanitary sewer	The WWU compost facility on the north side of Douglas Ave. (Lot 1, Rehder Short Plat) may continue to operate as a permitted use as long as the use complies with the following criteria:
						1. The site continues to be screened from adjacent residentially zoned properties;
						2. No mechanical chipping, shredding, or other noise generating uses occur on the site;
						3. The use is not expanded further into Area 7; and
4. No other WWU uses, other than those allowed by the underlying zoning, are allowed on this property.						



2010902966

SHORT PLAT No. 1839

# DUNAWAY-BLOSSOM LOT LINE ADJUSTMENT/SHORT PLAT

PTN. NE1/4 SW1/4 AND SE1/4 NW1/4, SEC. 6, TWP. 37 N, RGE. 3 E, W.M.  
CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

**LEGAL DESCRIPTION**  
 LOTS 3 AND 4, REBAR SHORT PLAT, A LOT LINE ADJUSTMENT, PER THE MAP THEREOF, AS FILED IN VOL. 19 OF SHORT PLATS AT PAGE 75, RECORDS OF THE AUDITOR OF WHATCOM COUNTY, WA, TOGETHER WITH AN EASEMENT FOR PRIVATE ROADWAY OVER THE SOUTH 12 FEET OF THE EAST 200 FEET OF TRACT NO. 2, ANNEKED PLAT OF GEORGE A. KULLOOS'S DOWNS, A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, WHATCOM COUNTY, WA, AS PER THE MAP THEREOF, RECORDED IN VOL. 5 OF PLATS, PAGE 2, RECORDS OF THE AUDITOR OF SAID COUNTY AND STATE, SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

**DECLARATION**  
 KNOWN BY ALL THESE MEN PRESENT THAT WE THE UNDERSIGNED OWNERS HEREBY DECLARE THIS SHORT PLAT MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

*Maurice Duraway*  
 MAURICE DURAWAY  
 A WASHINGTON PARTNER

**ACKNOWLEDGMENT**  
 STATE OF WASHINGTON, SS  
 COUNTY OF WHATCOM, SS  
 ON THIS DAY PERSONALLY APPEARED BEFORE ME *Maurice C. Duraway Partner* TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE/IT/WE) SIGNED THE SAME AS-HIS/HER/ITS/OURS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS DAY OF July, 2007.

*Linda Adrian*  
 LINDA ADRIAN  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT BELLINGHAM

**PLANNING DEPARTMENT**  
 I HEREBY CERTIFY THAT I HAVE EXAMINED THIS SHORT PLAT ON THIS 20th DAY OF September, 2007, FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY ORDINANCES TOGETHER WITH A REVIEW OF THE TECHNICAL INFORMATION SHOWN HEREON.

*Kath Bell* *Planner*  
 KATH BELL  
 PLANNING DEPARTMENT

**DEPARTMENT OF PUBLIC WORKS**  
 I HEREBY CERTIFY THAT I HAVE REVIEWED THIS SHORT PLAT FOR AVAILABILITY AND ADEQUACY OF CITY UTILITIES, STREET PAVEMENT, RIGHT-OF-WAY WIDTH, AND STORM DRAINAGE, AND THAT ALL NECESSARY LOCAL IMPROVEMENT DISTRICT COMMITMENTS AND/OR UTILITY EXTENSION AGREEMENTS HAVE BEEN SIGNED BY THE SUBSIDOR AS OF THIS DAY OF September, 2007.

*K.M. Chittum* *Kevin Emmebeck*  
 KEVIN EMMEBECK  
 DEPARTMENT OF PUBLIC WORKS

**INGRESS, EGRESS AND UTILITY EASEMENT NOTE:**  
 LOTS 1, 2 AND 3 OF THIS SHORT PLAT SHALL EQUALLY SHARE ALL COSTS ASSOCIATED WITH MAINTENANCE OF THE ROAD WITHIN SAID EASEMENT.  
 THE OWNER OF LOT 8 OF THE KAROL'S SHORT PLAT, AS FILED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 20022078, HAS BEEN GRANTED USE OF THAT PORTION OF SAID EASEMENT LYING EASTWARDLY OF THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 8, AS DESCRIBED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 20020285.

**FENCE, YARD, LANDSCAPING, PARKING, & DRIVEWAY EASEMENT NOTE:**  
 LOT 1 SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH MAINTENANCE OF RELATED ENTITIES WITHIN SAID EASEMENT.  
 WRITTEN APPROVAL FROM THE CITY OF BELLINGHAM IS NECESSARY FOR ALTERATIONS OR REVOCATION OF THIS EASEMENT.

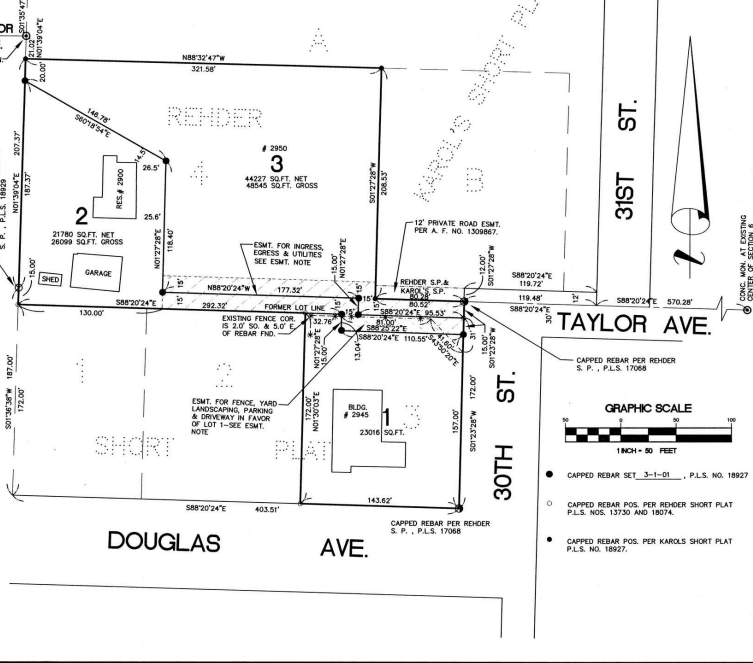
**AUDITOR'S CERTIFICATE**  
 Filed for record this 26 day of September, 2007  
 at OSSEM, under Auditor's File Number 2010902966  
 at the request of CONSTRUCTION SURVEYORS NW, INC.  
*Andy Tomlin*  
 Andy Tomlin  
 Whatcom County Auditor

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a SURVEY by me or under my direction in conformance with the requirements of the Survey Recording Act at request of Dunaway-Blossom LLC  
March, 2007.  
*Dee Underhill*  
 Dee D. Underhill, PLS  
 License No. 18927



**CONSTRUCTION SURVEYORS NW, INC.**  
 1500 I STREET  
 BELLINGHAM, WASHINGTON 98225  
 PHONE (360) 733-3383  
 FAX (360) 733-3384

**DUNAWAY-BLOSSOM LLA/S.P.**  
 PTN. OF NE1/4 SW1/4 AND SE1/4 NW1/4  
 SEC. 6, TWP. 37 N., RGE. 3 E. OF W.M.  
 DRAWN: DDU DATE: 7-10-07 JOB No. 0057  
 CHECKED: DDU SCALE: 1" = 50' SHEET 1 of 1





# DEMOGRAPHICS

## BELLINGHAM, WA

### Location

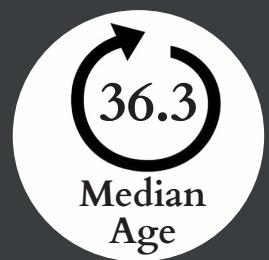
Bellingham is the most populous city in Whatcom County and holds the county seat. Convenient access to the area and surrounding markets contributes to Bellingham's diverse economy. Vancouver, B.C. is located 52 miles north of Bellingham, and Seattle is 90 miles south.

### Education & Employment

Education is a hallmark of the community and adds to a skilled labor force. Western Washington University, Whatcom Community College, Bellingham Technical College, and NW Indian College call Bellingham home. Other major employers include St. Joseph's hospital and BP Cherry Point.

### Natural & Historical Beauty

Mount Baker and the San Juan Islands are the backdrop to a vibrant recreational community and tourism sector. Visitors are attracted to Bellingham's natural beauty and historical preservation.



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