



LISTING INFORMATION

OFFERED AT: \$599,999

7461 MT BAKER HWY, DEMING

- INVESTMENT OPPORTUNITY
- 3 ACRES FEATURING: 3,398SF RESTAURANT, SMALL HOME, & MANUFACTURED HOME
- NWMLS #2263748


Windermere
COMMERCIAL


JULIE BROWN
EXCEEDING EXPECTATIONS

7461 MT BAKER HWY, DEMING



The Historic Frosty Inn! Own a piece of Maple Falls history! This historical restaurant is a Mt. Baker Hwy ICON! This is your opportunity to be the only restaurant in town!!! Located in Maple Falls, features a 3398 sq ft restaurant & bar building with a small home of 798 sq ft, as well as a 1344 sq ft 1984 manufactured home (currently rented). All of this is on 3 acres, wooded and zoned small-town commercial. The restaurant kitchen has been newly remodeled. Last operation was March 2022. Warm inviting Rustic Cabin like Restaurant in the foothills of Mt. Baker. Located right on Hwy 542 in Maple Falls, WA. Business investment opportunity.



360-255-3727



juliebrown@windermere.com



7461 MT BAKER HWY, DEMING



360-255-3727



juliebrown@windermere.com



AREA DEMOGRAPHICS

10 MINUTE DRIVE FROM SUBJECT LOCATION

Location Facts & Demographics

CITY, STATE

Deming, WA

POPULATION

3,003

AVG. HHSIZE

2.56

MEDIAN HH INCOME

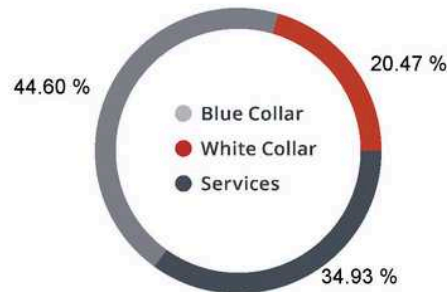
\$42,317

HOME OWNERSHIP

Renters: **254**

Owners: **873**

EMPLOYMENT



39.63 %
Employed

4.14 %
Unemployed

EDUCATION

High School Grad: **34.42 %**

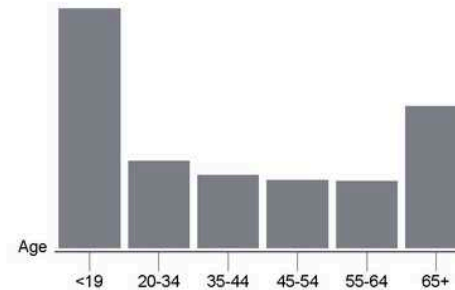
Some College: **26.87 %**

Associates: **6.90 %**

Bachelors: **16.49 %**

GENDER & AGE

49.80 % 50.20 %



RACE & ETHNICITY

White: **88.68 %**

Asian: **0.00 %**

Native American: **0.30 %**

Pacific Islanders: **0.00 %**

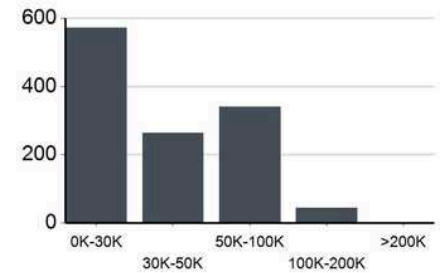
African-American: **0.00 %**

Hispanic: **5.70 %**

Two or More Races: **5.32 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



This 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 verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



360-255-3727



juliebrown@windermere.com

