

FOR SALE: 4.8 Acres Light Impact Industrial

4921 - 4923 Guide Meridian, Bellingham WA

windermere
COMMERCIAL





FOR SALE: 4.8 Acres Light Impact Industrial

4921 - 4923 Guide Meridian, Bellingham WA

Offered At: \$775,000

- Zoning Whatcom County Light Impact Industrial
- Two (2) Parcels, totaling 4.8 Acres
- High Traffic Location with 150' of Frontage off HWY 542
- Heavy Power Available, Septic, Public Water
- Current Income is \$3,650/Mo
- Two (2) RV Hookups w/Water, Septic, & Power
- Large partially fenced gravel yard, great for laydown or truck parking



JASON LOEB

WINDERMERE REAL ESTATE/WHATCOM INC.
jasonlob@gmail.com | (360) 305-6917
www.wrecommercial.com

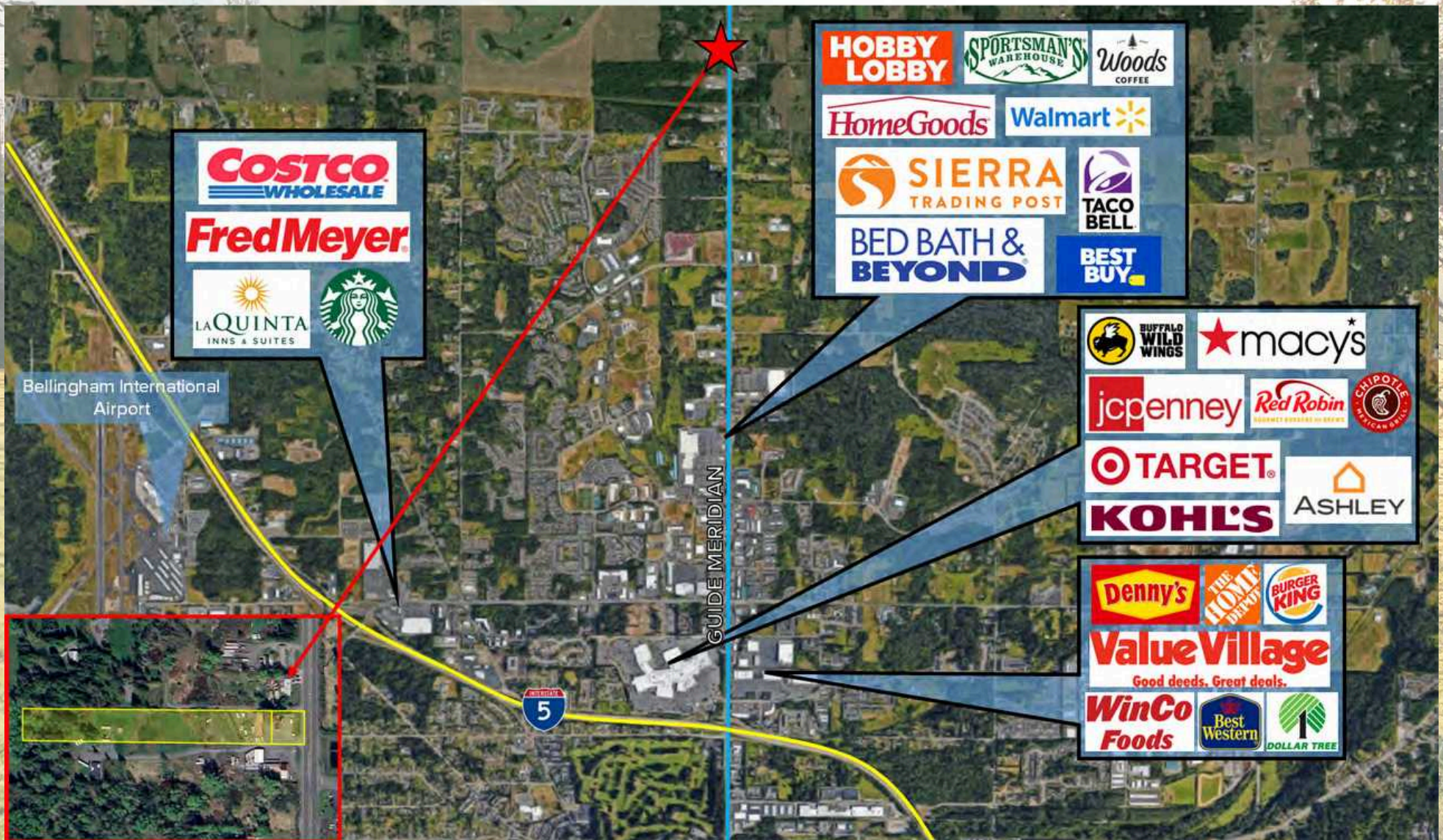
MICHAEL KINGSLEY

WINDERMERE REAL ESTATE/WHATCOM INC.
kingsley@windermere.com | (360) 223-3944
www.wrecommercial.com



FOR SALE: 4.8 Acres Light Impact Industrial

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FOR SALE: 4.8 Acres Light Impact Industrial

4921 - 4923 Guide Meridian, Bellingham WA



Whatcom County Parcel Information



Parcel Information

Parcel #: **3902364630260000**
 Alt Parcel: 100309
 Site Address: 4921 Guide Meridian
 Bellingham WA 98226 - 9109
 Owner: O Henderson, William
 Henderson, Connie S
 Box 228
 Bellingham WA 98226 - 6481
 Taxpayer:
 Tax Account #:
 Twn/Range/Section: 39N / 02E / 36 / SE
 Parcel Size: 4.36 Acres (189,922 SqFt)
 Census Tract/Block: 000202 / 2030
 Waterfront:
 Levy Code: 5020
 Levy Rate: 7.7349
 Assessment Year: 2023
 Total Value: \$422,953.00
 Building Ct: 1



Tax Information

Tax Year	Annual Tax
2024	\$3,295.51
2023	\$3,540.79
2022	\$3,340.08

Legal

N 1/2 S 1/2 S 1/2 SE SE-EXC N 150 FT OF E 200 FT THEREOF-
 LESS RDS-SUBJ TO RES OF OIL-GAS RTS BY STATE AS RES
 AF 126231 73 FOUR SEASONS S#0W4002UX 44X24

Land

Land Use: 5591 - MAR CRFT/ACC
 Zoning: LII - Light Impact Industrial
 Watershed: 1711000405 - Nooksack River-Frontal Bellingham Bay
 Primary School: Irene Reither Elementary School
 High School: Meridian High School
 Neighborhood:
 Recreation: Golf Course - North Bellingham Golf Course
 School District: Meridian
 Middle School: Meridian Middle School

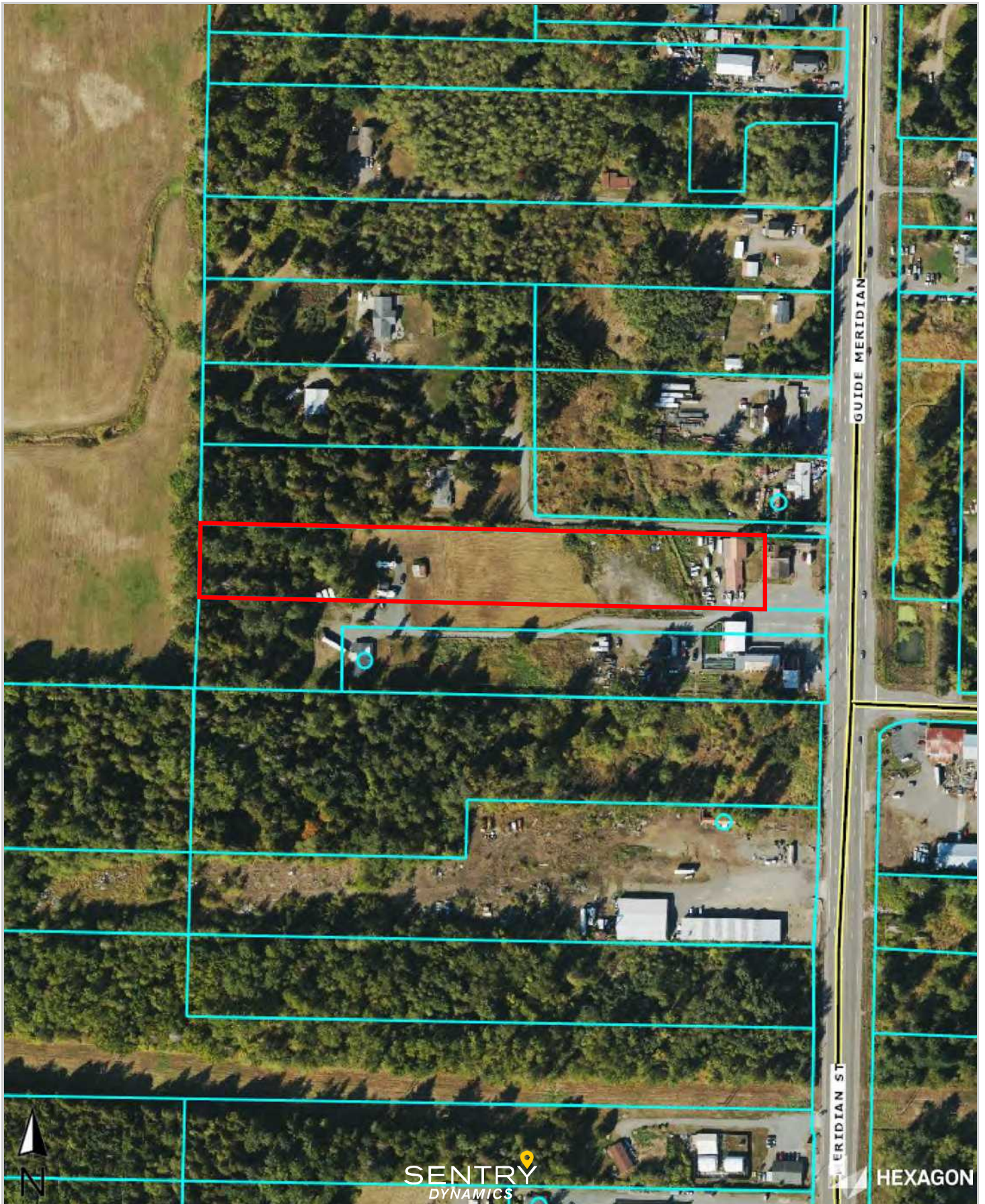
Improvement

Year Built: 1940
 Building Type: C-RTS - CMCL-RETAIL / SERVICES LII
 Building Use:
 Bedrooms:
 Bathrooms:
 Finished Area: 2,400
 Exterior Walls: Siding
 Carport:
 Porch:
 Foundation:
 Full Baths:
 Floor 1: 2,400 SqFt
 Heat:
 Deck:
 Balcony:
 Roof Covering:
 Half Baths:
 Floor 2:
 Garage:
 Patio:

Transfer Information

Rec. Date:	02/17/2006	Sale Price:	\$550,000.00	Doc Num:	2060202631	Doc Type:	Deed
Owner:	William O Henderson			Grantor:	STENKE MICHAEL		
Orig. Loan Amt:	\$538,000.00	Title Co:	FIRST AMERICAN TITLE INSURANCE				
Finance Type:		Loan Type:	Private Party Lender	Lender:	STENKE MICHAEL		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



 **CHICAGO TITLE**
 Strength | Expertise | Service
 165 Years & Beyond

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ers/data-partners).

Whatcom County Parcel Information



Parcel Information

Parcel #: **3902365200260000**
 Alt Parcel: 100361
 Site Address: 4923 Guide Meridian
 Bellingham WA 98226 - 9109
 Owner: O Henderson, William
 Henderson, Connie S
 Box 228
 Bellingham WA 98226 - 6481
 Taxpayer:
 Tax Account #:
 Twn/Range/Section: 39N / 02E / 36 / SE
 Parcel Size: 0.44 Acres (19,166 SqFt)
 Census Tract/Block: 000202 / 2030
 Waterfront:
 Levy Code: 5020
 Levy Rate: 7.7349
 Assessment Year: 2023
 Total Value: \$305,133.00
 Building Ct: 1



Tax Information

Tax Year	Annual Tax
2024	\$2,384.15
2023	\$2,483.04
2022	\$2,341.21

Legal

N 150 FT OF E 200 FT OF S 1/2 S 1/2 SE SE-LESS RDS-SUBJ TO RDWY ESMT OVER S 30 FT REC AF 1021947-EXC OIL-GAS RTS BY STATE AS RES AF 126231-EXC PTN TO STATE FOR HWY DESC AF 2051005433

Land

Land Use: 5969 - FARM/GARDEN
 Zoning: LII - Light Impact Industrial
 Watershed: 1711000405 - Nooksack River-Frontal Bellingham Bay
 Primary School: Irene Reither Elementary School
 High School: Meridian High School
 Neighborhood:
 Recreation:
 School District: Meridian
 Middle School: Meridian Middle School

Improvement

Year Built: 1900
 Building Type: C-RSM - CMCL- STORES / RETAIL MISC
 Building Use:
 Bedrooms:
 Bathrooms:
 Finished Area: 1,964
 Exterior Walls: Siding
 Carport:
 Porch:
 Foundation:
 Full Baths:
 Floor 1: 1,964 SqFt
 Heat: EBB
 Deck:
 Balcony:
 Roof Covering: COMP
 Half Baths:
 Floor 2:
 Garage:
 Patio:

Transfer Information

Rec. Date:	02/17/2006	Sale Price:	\$550,000.00	Doc Num:	2006-0202631	Doc Type:	Deed
Owner:	William O Henderson			Grantor:	STENKE MICHAEL		
Orig. Loan Amt:	\$538,000.00	Title Co:	FIRST AMERICAN TITLE INSURANCE				
Finance Type:		Loan Type:	Private Party Lender	Lender:	STENKE MICHAEL		

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SENTRY
DYNAMICS

HEXAGON

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165 Years & Beyond

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2060202631

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2/17/2006 10:43 AM
DEED \$33.00
Whatcom County, WA

Request of: FIRST AMERICAN TITLE INSURANCE

AFTER RECORDING MAIL TO:

William Henderson and Connie Henderson
4909 Guide Meridian
Bellingham, WA 98226

Filed for Record at Request of:
First American Title Insurance Company



**First American Title
Insurance Company**

STATUTORY WARRANTY DEED

File No: **4271-746229 (JBV)**

Date: **February 06, 2006**

Grantor(s): **Lorna Kaaland-Stenke and Michael Stenke**

Grantee(s): **William Henderson and Connie Henderson**

Abbreviated Legal: **Ptns S 1/2, SE, SE, S 36, T 39 N, R 2 E**

Additional Legal on page:

Assessor's Tax Parcel No(s): **390236 463026 0000 (A) and 390236 520026 0000 (B)**

THE GRANTOR(S) Lorna Kaaland-Stenke and Michael Stenke, wife and husband for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **William Henderson and Connie Henderson, husband and wife**, the following described real estate, situated in the County of **Whatcom**, State of **Washington**.

PARCEL A:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., WHATCOM COUNTY, WASHINGTON. EXCEPT THE RIGHT OF WAY FOR GUIDE MERIDIAN ROAD. EXCEPT THE NORTH 150 FEET OF THE EAST 200 FEET THEREOF.

PARCEL B:

THE NORTH 150 FEET OF THE EAST 200 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., WHATCOM COUNTY, WASHINGTON. EXCEPT THE RIGHT OF WAY FOR GUIDE MERIDIAN ROAD.

PARCEL C:

EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE NORTH 30 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36.

EXCEPTING FROM ALL OF THE ABOVE: THAT PORTION AS GRANTED TO THE STATE OF WASHINGTON BY DEED RECORDED OCTOBER 28, 2005, UNDER RECORDING NO. 2051005433.

TOGETHER WITH THAT CERTAIN 1973 FOUR SEASONS MOBILE HOME, MODEL 44X24, VIN OW4002UX, NOW LOCATED ON THE ABOVE PROPERTY WHICH SHALL HAVE NO VALUE FOR TITLE INSURANCE PURPOSES.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


Lorna Kaaland-Stenke

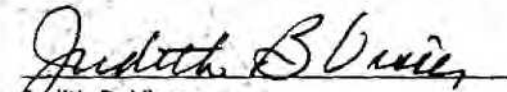

Michael Stenke

STATE OF Washington)
)-ss
COUNTY OF Whatcom)

I certify that I know or have satisfactory evidence that **Lorna Kaaland-Stenke and Michael Stenke**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-9-06




Judith B. Visser
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 3/31/07