

FOR SALE

# MULTI-FAMILY DEVELOPMENT OPPORTUNITY

4413 CONSOLIDATION AVE, BELLINGHAM, WA 98226



Presentation Art Studio, LLC

*PROJECT IS VESTED & NOT SUBJECT TO  
EMERGENCY TREE ORDINANCE!*

 NWMLS#: 2282253

 CBA#: 40929840

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.

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EXCLUSIVELY LISTED BY:

**John Fairbanks**

360.961.3370

john@johnlfairbanks.com

  
**THE MULJAT GROUP**

# PROPERTY DESCRIPTION



Prime south Bellingham 11-acre multi-family site. City approved Planned Permit/Design Review (site plan, elevations, SEPA, wetland delineation) consisting of 106 units. Bedroom count of 318 via efficient (1,000 SF +/- per unit) 3BED/3BATH suites. The design includes 150,000 SF +/- of buildable area over 3 buildings, including gated parking and storage lockers for additional income: Building A, 20 units; identical Building B, 20 units; and Building C, 66 units. Project can be built in three phases. 257 surface parking spaces provide 20% above City code requirements. Ingress/egress loop system enables smooth traffic flow. Minimal off-site improvements required. Seller in process of securing Building Permits for entire project. Priced right at \$40K/door.

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# OFFERING SUMMARY

**\$4,240,000.00**

Sale Price

**11.15 AC / 485,694 SF +/-**

Lot Size

**150,000 SF +/-**

Buildable Area

Approved Planned Development Permit:

<b>106</b>	<b>318</b>	<b>257</b>
3Bed/3Bath	Total	Surface
Units	Bedrooms	Parking Stalls

**3803321721750000**

Parcel Number

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# INVESTMENT HIGHLIGHTS



Close proximity to Western Washington University.

One of the last large multi-family development opportunities in South Bellingham.

Approved Planned Development Permit.

Project is vested and not subject to the recently passed emergency tree ordinance.

Seller financing available for qualified buyer.

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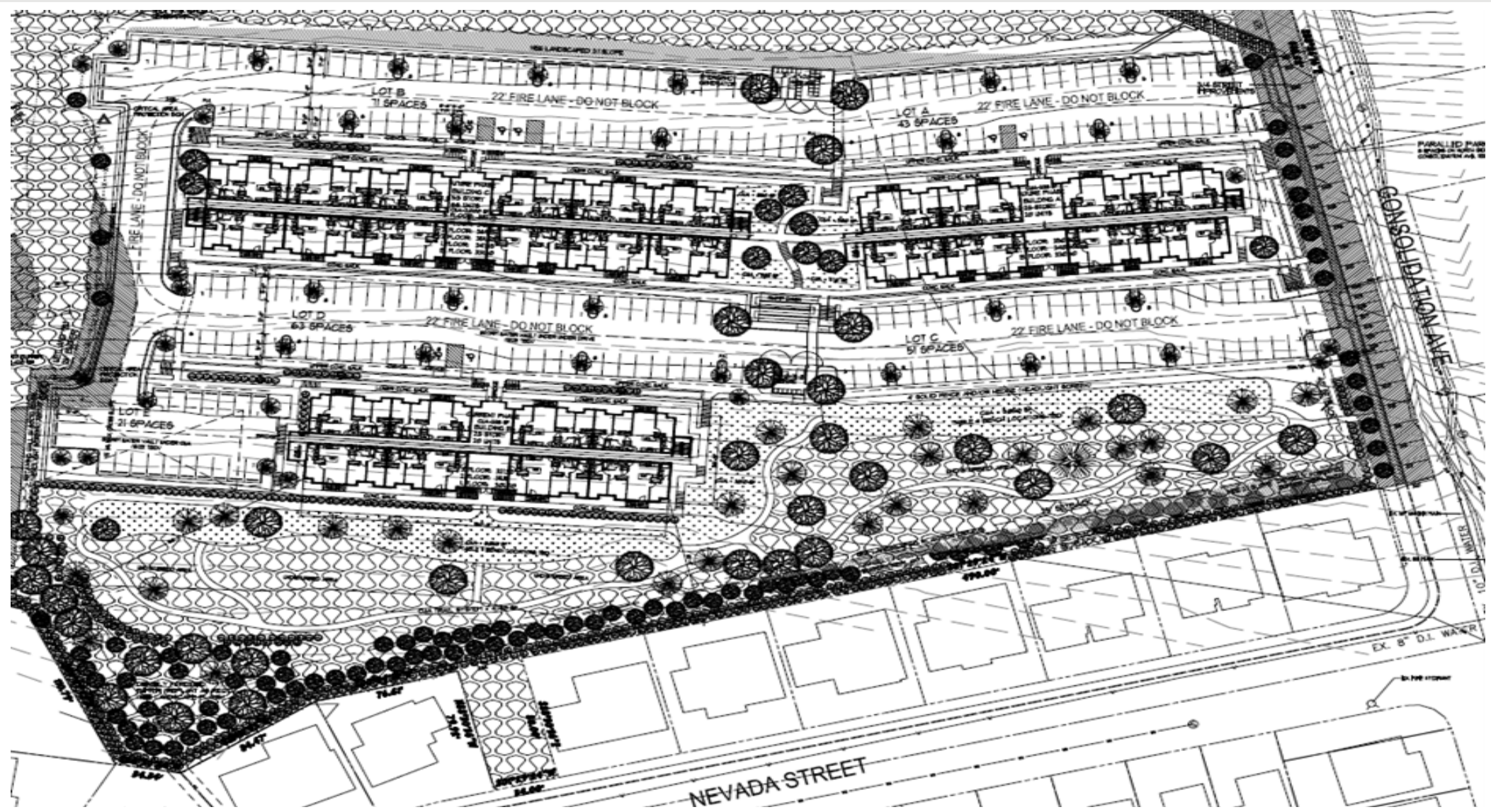
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# SITE PLAN



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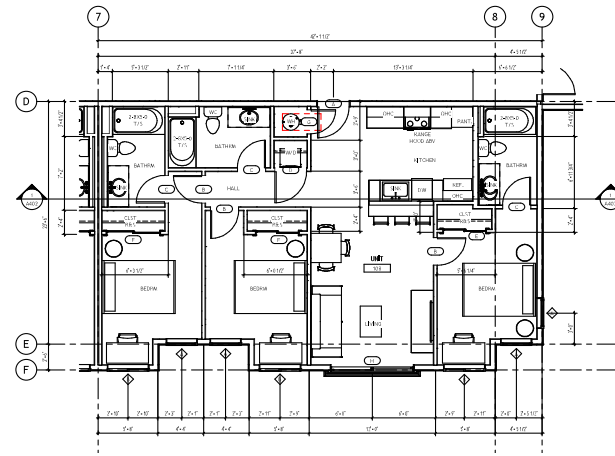
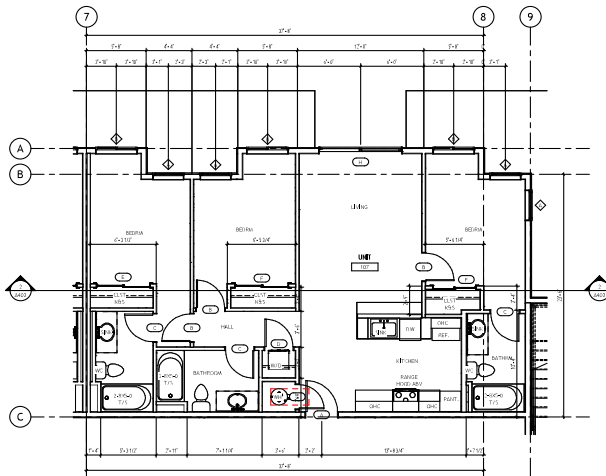
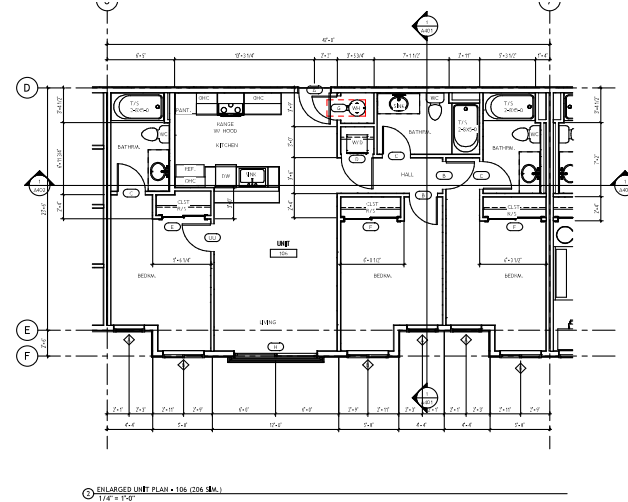
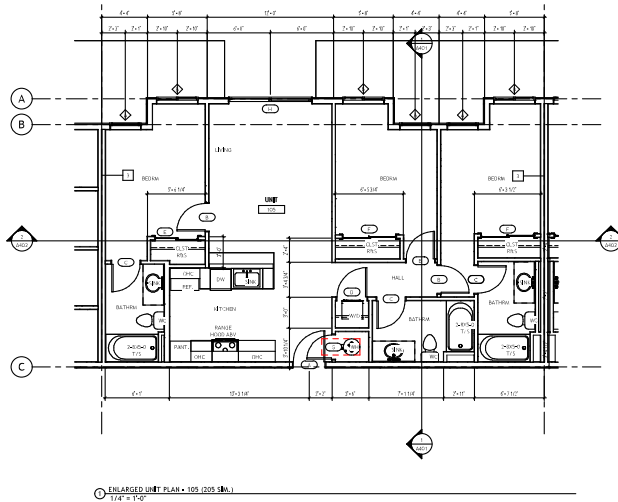
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# FLOOR PLAN



Typical 3BED/3BATH units; exact layout may vary depending on building configuration.

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