



LISTING INFORMATION

4682 GUIDE MERIDIAN, BELLINGHAM

- **PARCEL #** 380306191250; 380306066248; 380306123242
- **PRICE:** \$2,399,888
- **23.76 ACRES:** 8.76 ACRES LIGHT INDUSTRIAL; 15 ACRES RESIDENTIAL
- **NWMLS #**2208699; **CBA #**40089196

PRESENTED BY:

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DETAILS

4682 GUIDE MERIDIAN



FOR SALE: \$2,399,888

- Prime location ,
- Over 30,000 vehicles per day,
- City of Bellingham Water & Sewer in the Street(sewer is currently a dry line)
- In City of Bellingham Annexation approved Kline/Kelly area.
- Wide range of uses under Light Industrial Zoning Warehouse, Restaurants, Ministorage, Manufacturing , Showrooms etc.

- Close Proximity to:
 - I-5
 - Bellingham International Airport
 - National Grocers
 - Costco
 - National Food Chains
- Daily Traffic Count: 24,773
- Completed 2023 Critical Areas Report
- Zoning: Commercial w/Multi-Family Possibility
- Contact Broker for More Information

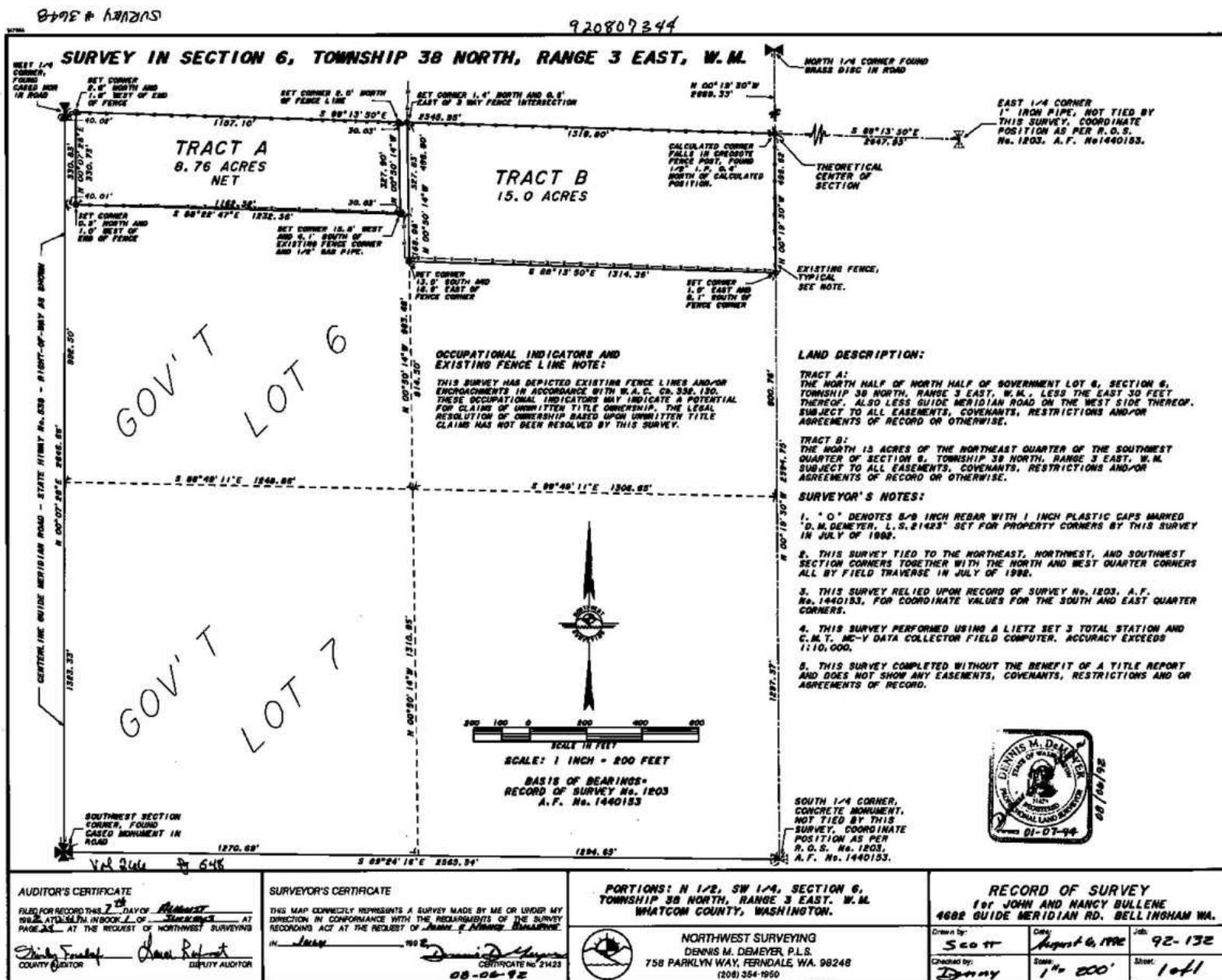
PHOTOS

4682 GUIDE MERIDIAN

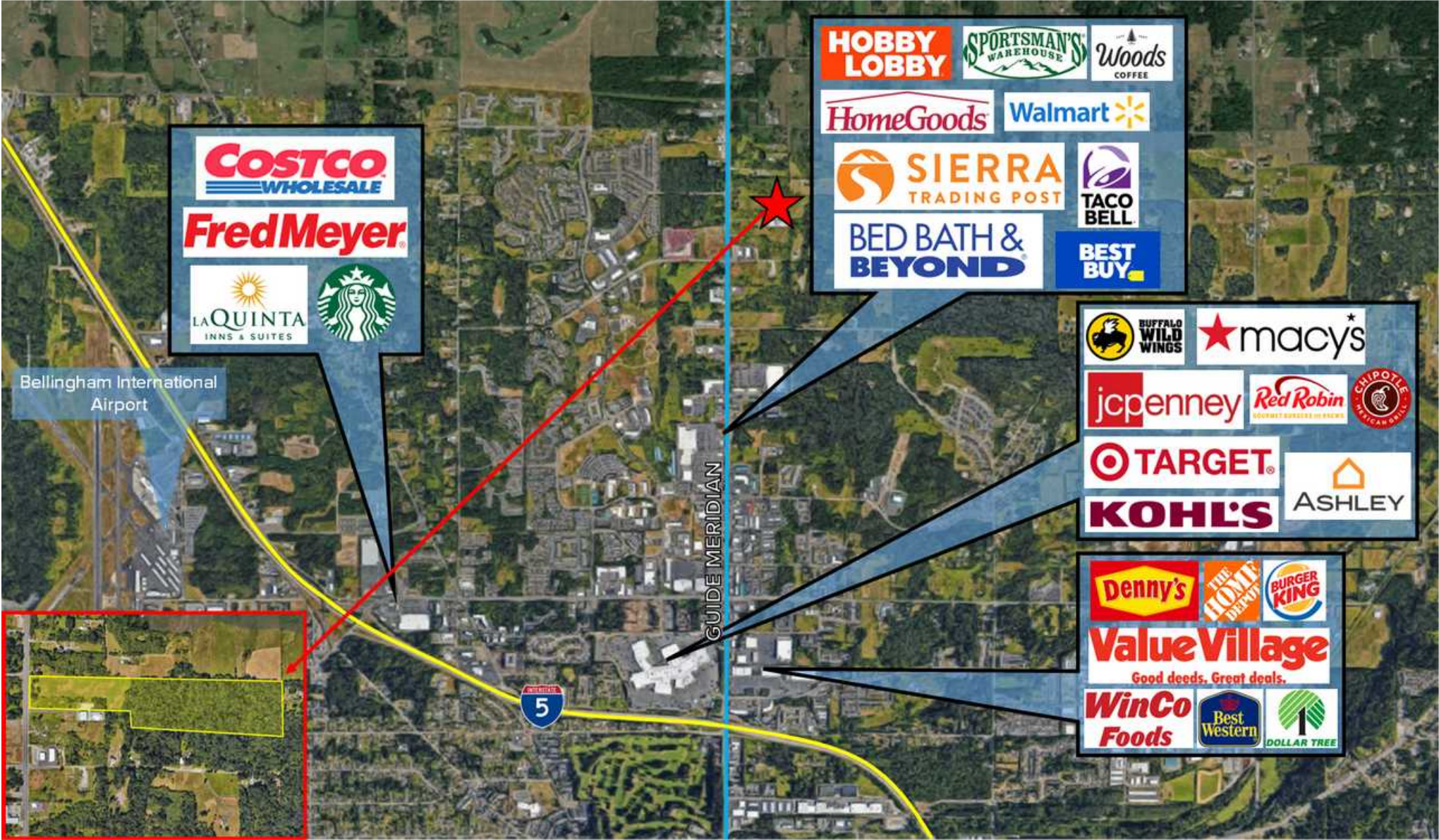


SURVEY

4682 GUIDE MERIDIAN



RETAILER MAP



AREA DEMOGRAPHICS

10 MINUTE DRIVE FROM SUBJECT LOCATION

Location Facts & Demographics



CITY, STATE

Bellingham, WA

POPULATION

54,068

AVG. HHSIZE

2.34

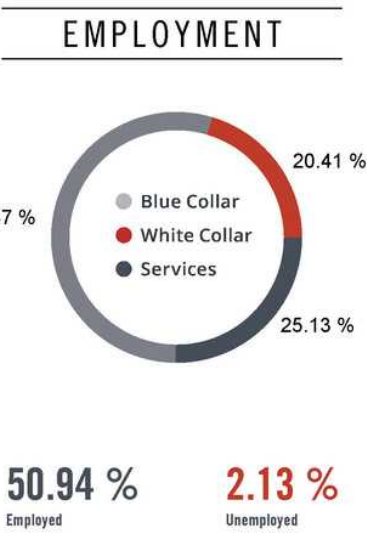
MEDIAN HH INCOME

\$44,633

HOME OWNERSHIP

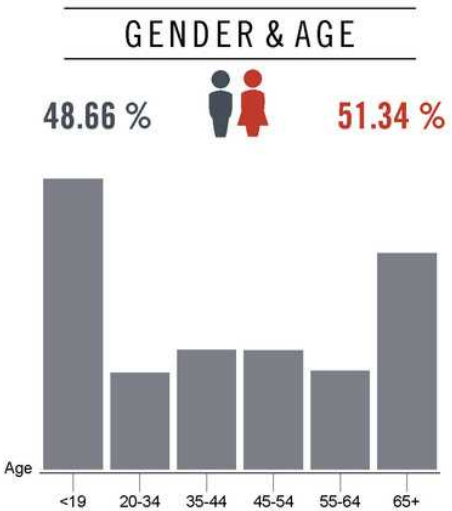
Renters: 12,101

Owners: 11,099



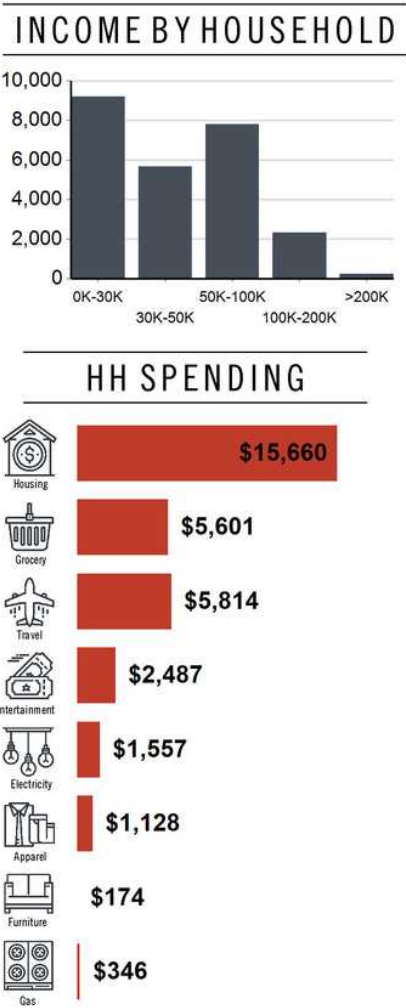
EDUCATION

High School Grad:	27.36 %
Some College:	25.05 %
Associates:	8.77 %
Bachelors:	25.82 %



RACE & ETHNICITY

White:	68.91 %
Asian:	7.93 %
Native American:	0.56 %
Pacific Islanders:	0.07 %
African-American:	0.60 %
Hispanic:	12.01 %
Two or More Races:	9.94 %



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