

412 FRONT STREET



  
**Windermere**  
COMMERCIAL

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# 412 FRONT STREET

LOT SIZE	3,485 SF
BUILDING SIZE	4,892 SF
COMMERCIAL SPACE	3,343 SF
APARTMENT TOTAL SQFT	1,500 SF
PARCEL #	4003202643200000
AREA	DOWNTOWN LYNDEN
ASKING PRICE	\$1,300,000
NOI	\$80,000
YEAR BUILT / REMODELED	1912 / 2019

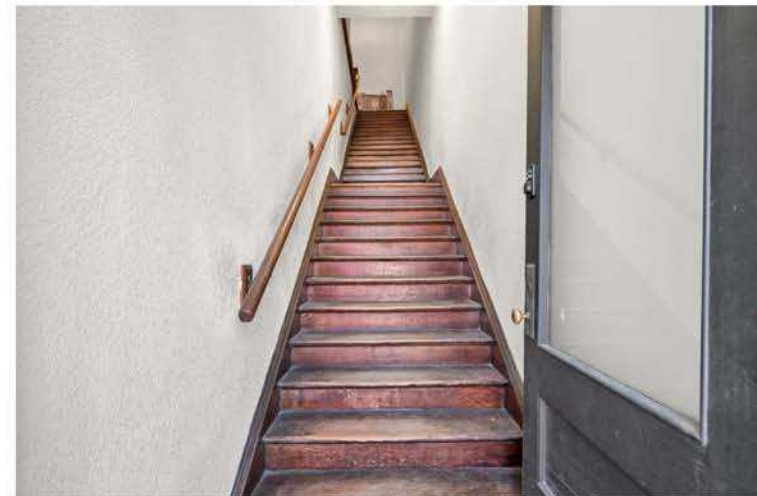
412 Front Street in vibrant Downtown Lynden offers a unique investment opportunity. This historic building, originally built in 1912 and fully remodeled in 2019, houses Symmetrie Salon in the main floor commercial space and two beautiful 1-bedroom apartments upstairs. The code compliant remodel completely refurbished the building while keeping it's historic charm. Fantastic leasing history (Symmetrie with a lease until 2027 + 6 years of extension options) located in Lynden's trendiest and most vibrant commercial corridor. Easy customer parking along Front Street and constant pedestrian traffic, this location will be a longstanding staple of the community. Historic district property tax discount active through 2029! Buyer to verify program.





# FINANCIALS (2024)

	<u>Square Feet</u>	<u>Monthly</u>	<u>Annual</u>
<b><u>Revenue</u></b>			
Symmetrie	approx 3340	\$ 4,918.00	\$ 59,016.00
Apt 201	approx 750	\$ 1,575.00	\$ 18,900.00
Apt 202	approx 750	\$ 1,475.00	\$ 17,700.00
Total		\$ 7,968.00	\$ 95,616.00
			\$ 92,747.52
<b><u>Expenses 2024</u></b>			
Natural Gas		\$ 51.00	\$ 612.00
Water/Sewer		\$ 257.00	\$ 3,084.00
Garbage		\$ 125.00	\$ 1,500.00
Insurance		\$ 555.00	\$ 6,660.00
Property Taxes			\$ 1,254.00
Management fee			\$ 2,868.48
Sub Total		\$ 988.00	\$ 15,978.48
Net Income			\$ 79,637.52





# AERIAL IMAGES





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# APARTMENT PHOTOS

APARTMENT 201:



APARTMENT 202:



# AREA DEMOGRAPHICS

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 412 Front St, Lynden, WA 98264

CITY, STATE

**Lynden, WA**

POPULATION

**16,360**

AVG. HHSIZE

**2.83**

MEDIAN HH INCOME

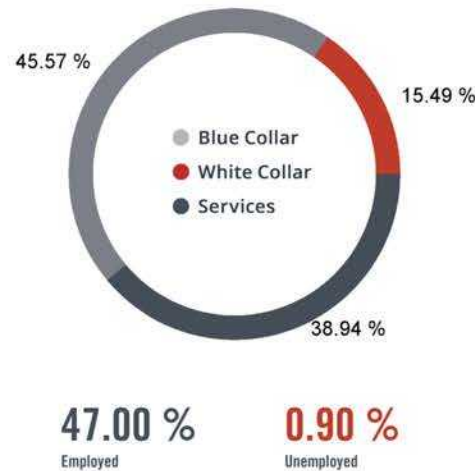
**\$55,362**

HOME OWNERSHIP

Renters: **1,847**

Owners: **4,250**

EMPLOYMENT



EDUCATION

High School Grad: **32.36 %**  
Some College: **22.88 %**  
Associates: **5.03 %**  
Bachelors: **26.19 %**

GENDER & AGE

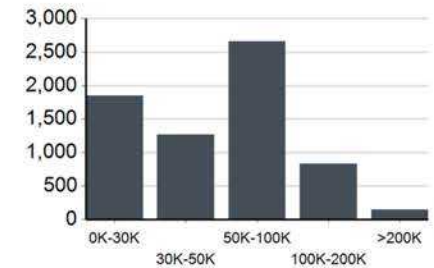


RACE & ETHNICITY

White: **86.24 %**  
Asian: **1.20 %**  
Native American: **0.17 %**  
Pacific Islanders: **0.01 %**  
African-American: **0.12 %**  
Hispanic: **7.63 %**  
Two or More Races: **4.62 %**

 **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.

  
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# PRESENTED BY



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