

GROUND LEVEL DOWNTOWN COMMERCIAL CONDO

1319 Cornwall Ave #100, Bellingham WA



FOR SALE
\$1,195,000

- 6,826 SF TOTAL
- CENTRAL DOWNTOWN LOCATION
- FULLY LEASED
- INVESTMENT/ OWNER USER OPPORTUNITY

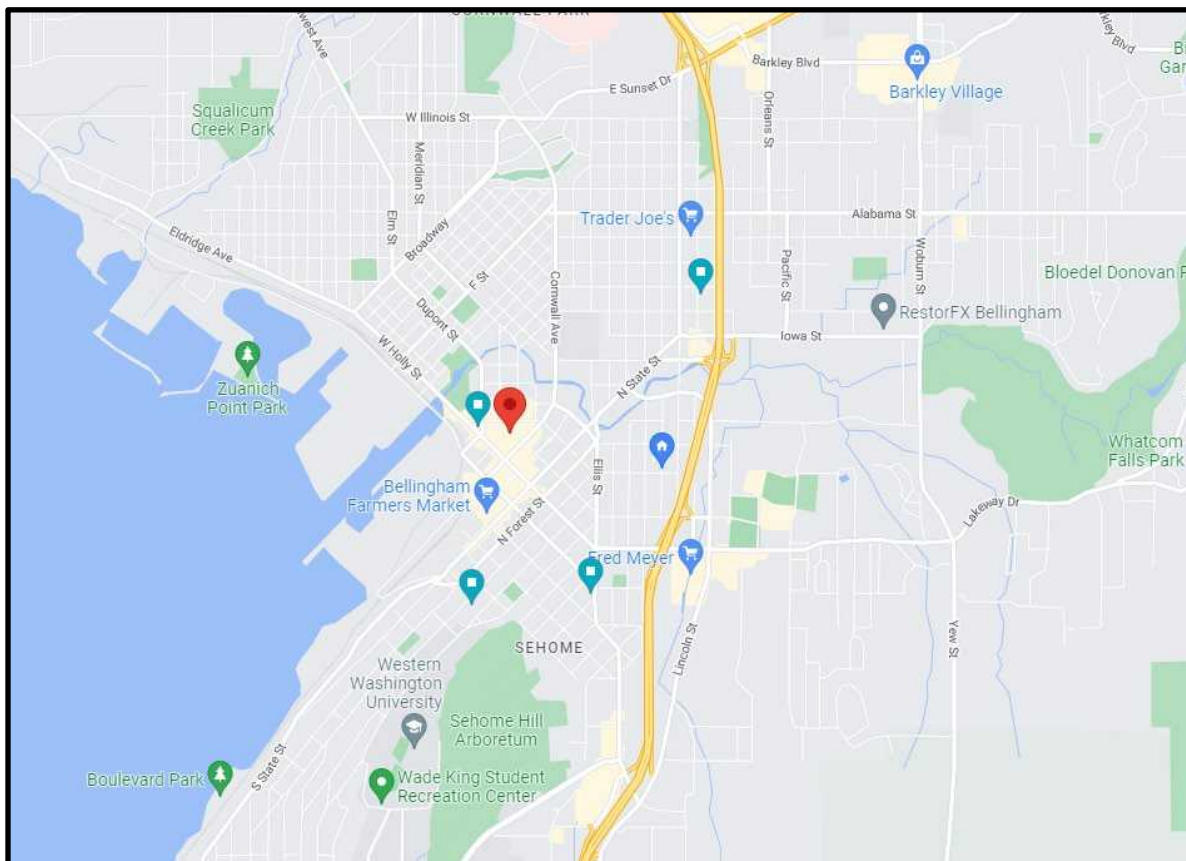


PROPERTY SUMMARY

1319 Cornwall Ave #100

Being offered for sale for the first time since 1996, this ground level commercial condo is an excellent opportunity to enter the Downtown market for an Owner User to occupy a Downtown location and collect income. Well maintained building, with regular maintenance to all equipment. Building is currently fully leased, with leases ranging from Month/Month to 2026 termination. Tenant mix of Retail, Restaurant & Small Office.

Parking is available on street directly in front of space, and off street parking immediately to the North. For off-street parking, the first floor of the Commercial Street Parking Garage at 1300 Commercial Street is available and has the same rates as on-street parking. Parking is free on all floors after 6:00 pm, and on Sundays and holidays.



PROPERTY OVERVIEW

Address: 1319 Cornwall Ave #100, Bellingham WA 98225

Price: \$1,195,000

APN: 3803301861530001

Total SF: 6,826

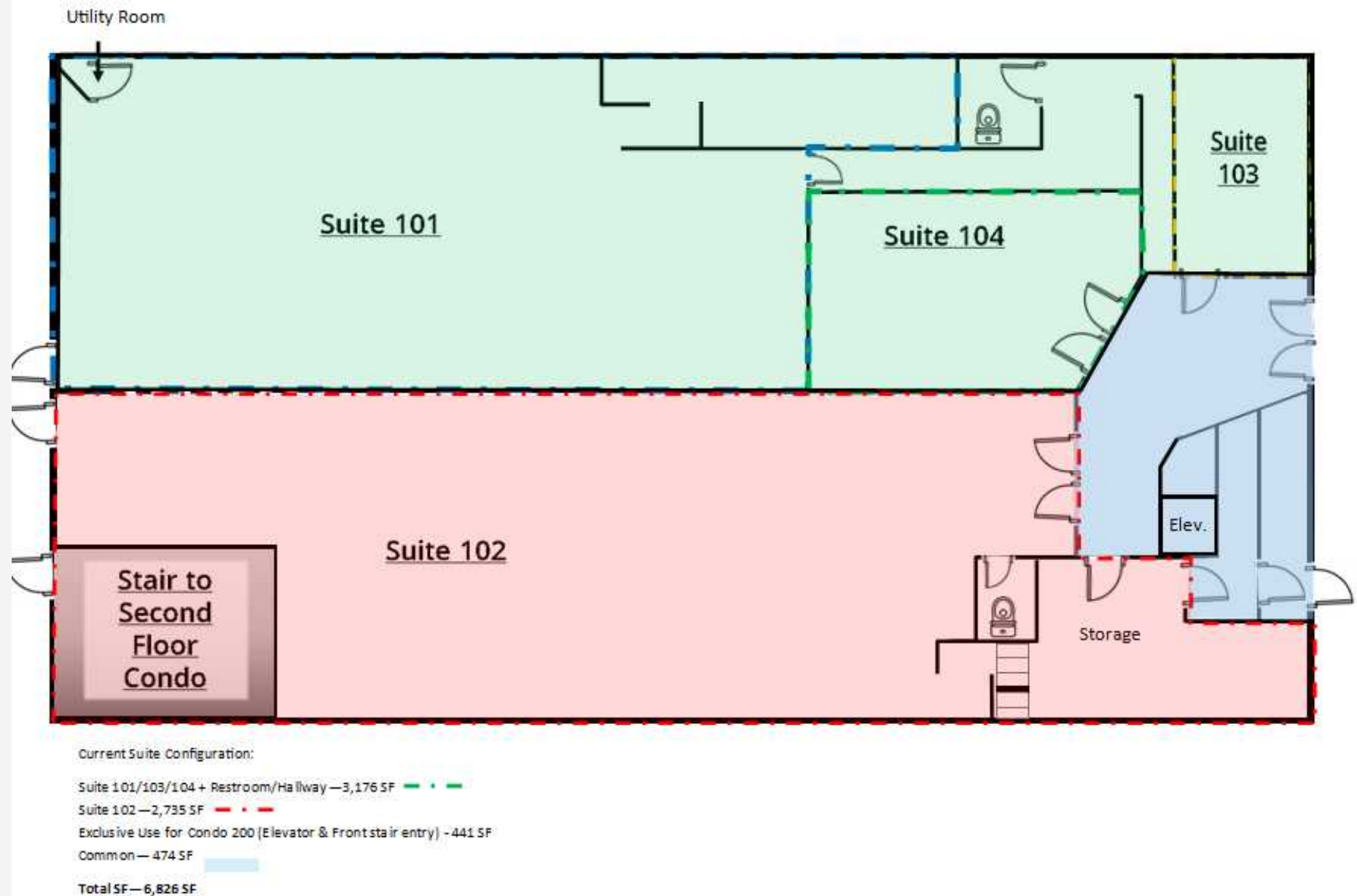
Year Built: 1904

Floor: 1 (Street Access)

Market: Bellingham

| | |
|---|---|
|  | Biker's Paradise Daily errands can be accomplished on a bike. |
|  | Good Transit Many nearby public transportation options. |
|  | Walker's Paradise Daily errands do not require a car. |

FLOOR PLAN



MAP



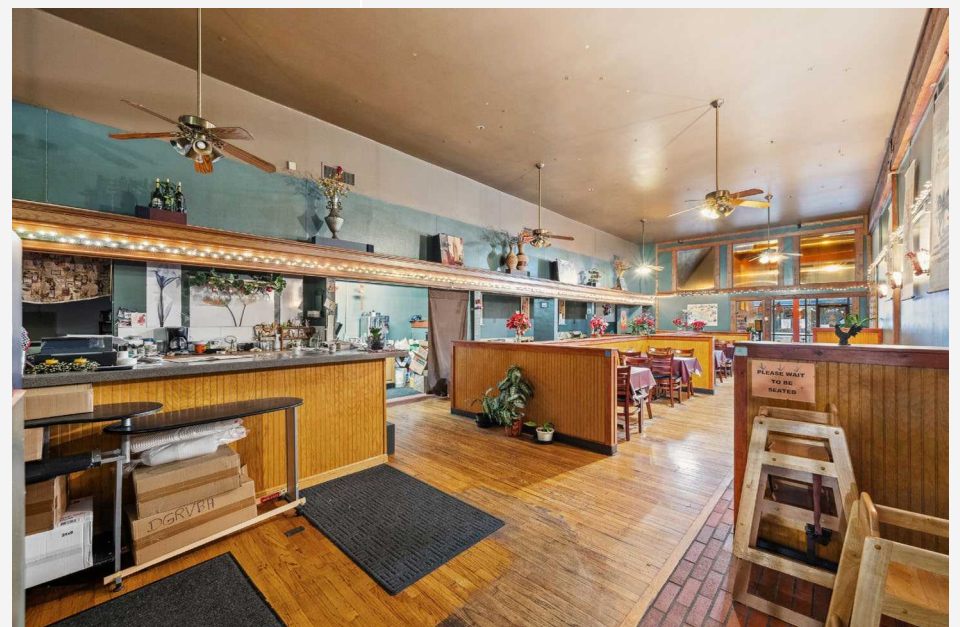
INTERIOR PHOTOS – SUITE #101



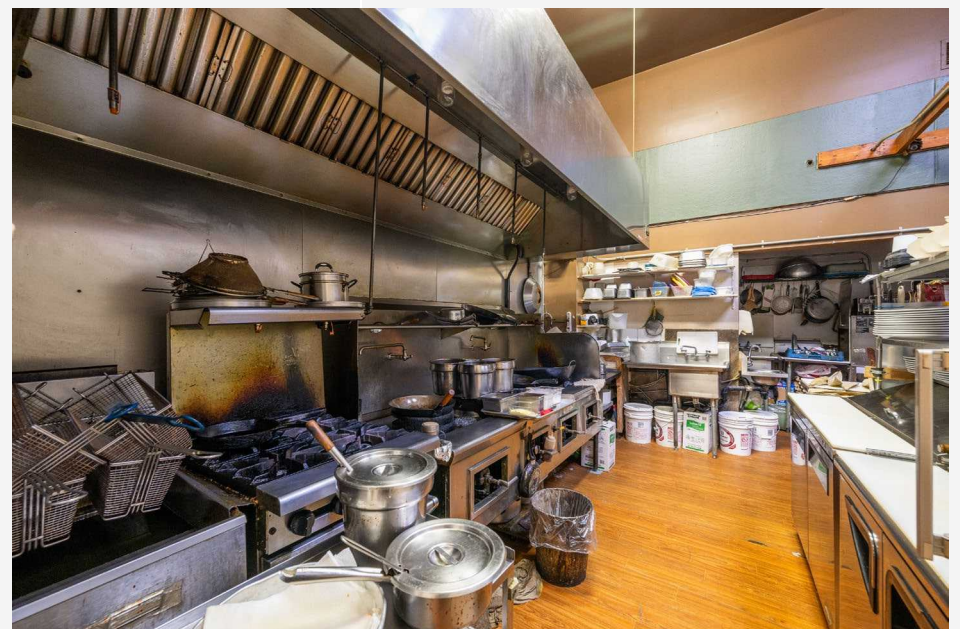
INTERIOR PHOTOS - SUITE #101



INTERIOR PHOTOS – SUITE #102



INTERIOR PHOTOS - SUITE #102



INTERIOR PHOTOS – SUITE 103 & COMMON AREA





MARKET OVERVIEW

MARKET OVERVIEW

CITY OF BELLINGHAM

On the shores of Bellingham Bay with Mount Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. The City of Bellingham, which serves as the county seat of Whatcom County, is at the center of a uniquely picturesque area offering a rich variety of recreational, cultural, educational and economic activities.

QUICK STATS

- Population: 90,620
- Area: 30.1 square miles
- Travel distances
 - Canadian border: 21 miles
 - Vancouver, B.C: 52 miles
 - Seattle: 90 miles
- Miles of bike lanes: 61.1
- Miles of trails: 68.7



HISTORY

In 1903, four towns – Fairhaven, Whatcom, Sehome, and Bellingham – merged to create the Bellingham we know today. Bellingham's historic character is remarkably well-preserved, with a large number of historic buildings downtown, in Fairhaven's Historic District, and in adjacent neighborhoods. Explore historic Bellingham using one of our self-guided tours, or visit Whatcom Museum.

NOTE: All square footage and floor plan references are approximations.

(1) All information contained in this investment offering memorandum was obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation as to its accuracy.

(2) All prospective purchasers together with their real estate, tax and legal advisors should conduct their own independent investigations.

(3) Credit: City of Bellingham- [About Bellingham - City of Bellingham \(cob.org\)](http://www.cob.org)

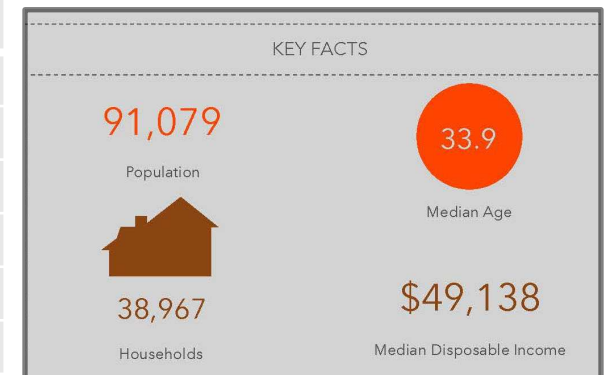
MARKET OVERVIEW

DEMOGRAPHICS

Whatcom County Top Employers



| Summary | Census 2010 | 2021 | 2026 |
|-------------------------------|-------------|--------|--------|
| Population | 79,674 | 91,079 | 97,413 |
| Households | 33,931 | 38,967 | 41,796 |
| Families | 16,036 | 18,077 | 19,319 |
| Average Household Size | 2.20 | 2.20 | 2.20 |
| Owner Occupied Housing Units | 15,746 | 19,071 | 20,688 |
| Renter Occupied Housing Units | 18,185 | 19,895 | 21,108 |
| Median Age | 31.5 | 33.9 | 35.1 |



| Trends: 2021-2026 Annual Rate | Area | State | National |
|-------------------------------|--------|--------|----------|
| Population | 1.35 % | 1.28 % | 0.71 % |
| Households | 1.41 % | 1.29 % | 0.71 % |
| Families | 1.34 % | 1.23 % | 0.64 % |
| Owner HHs | 1.64 % | 1.52 % | 0.91 % |
| Median Household Income | 2.38 % | 2.52 % | 2.41 % |

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FOR MORE INFORMATION

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