

FOR SALE

10257 MOUNT BAKER HWY

DEMING WA 98244

KIDDER.COM

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Mathews

PROPERTY OVERVIEW

A rare investment opportunity to own 2.16 acres of commercially zoned land, featuring a one of a kind turnkey short-term rental unit with strong income potential. Conveniently located within a 2.5-hour drive from Seattle and just 1.5 hours from Vancouver, BC, this property offers easy access from major urban centers while maintaining a serene, nature-immersed setting.

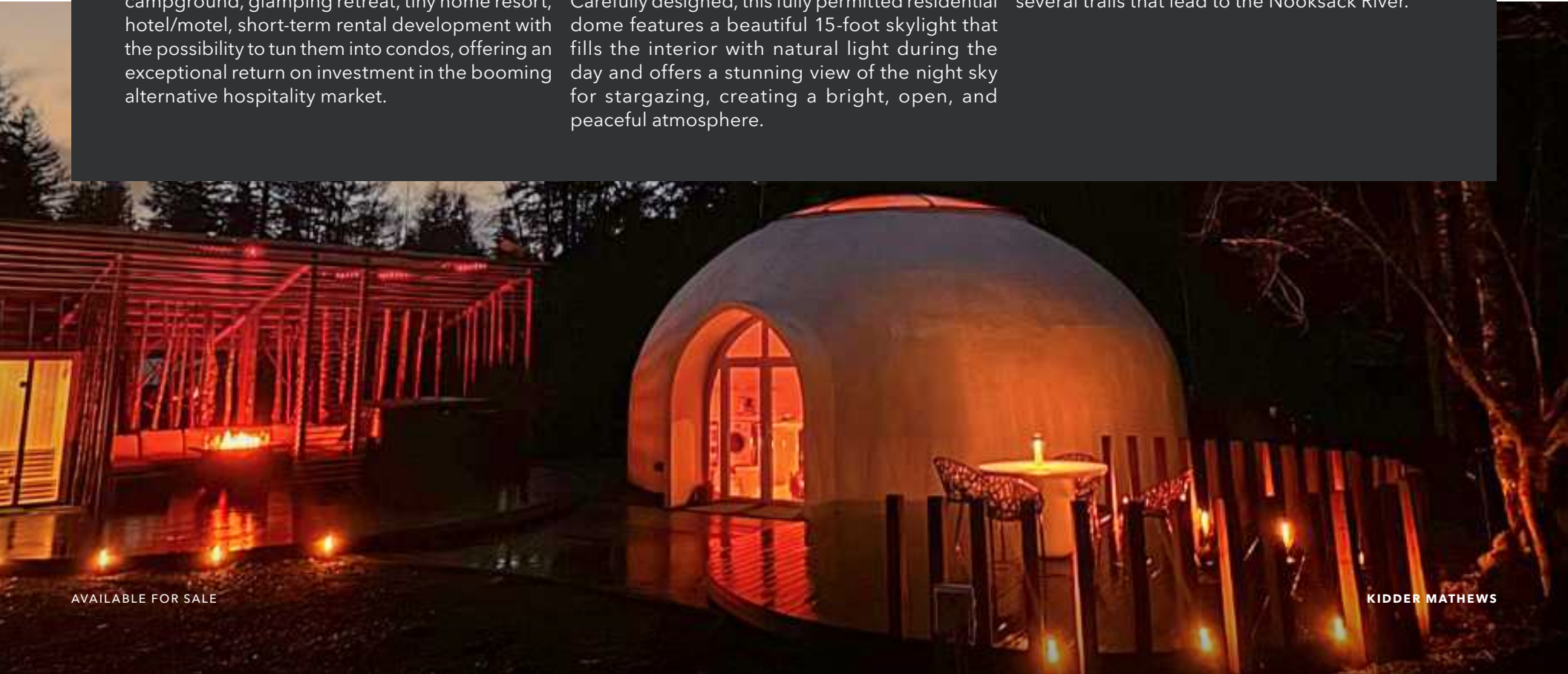
This versatile property is ideally suited for RV, a campground, glamping retreat, tiny home resort, hotel/motel, short-term rental development with the possibility to turn them into condos, offering an exceptional return on investment in the booming alternative hospitality market.

At its heart stands an architecturally stunning 700 Sq Ft concrete dome, a one-of-a-kind luxury dwelling that blends modern innovation with comfort. This thoughtfully designed one-bedroom retreat, complete with a versatile loft with two beds, accommodates up to six guests, making it an attractive rental or a private getaway while the rest of the property is developed. Possibility to build an additional ADU with the current septic system.

Carefully designed, this fully permitted residential dome features a beautiful 15-foot skylight that fills the interior with natural light during the day and offers a stunning view of the night sky for stargazing, creating a bright, open, and peaceful atmosphere.

Outside, a sprawling 1,000 Sq Ft deck extends the living experience into nature, complete with a jacuzzi, sauna, and fire pit, providing an unparalleled setting for relaxation and entertainment.

Set in a prime location, the property is just minutes from the quaint town of Glacier, providing easy access to outdoor activities year-round, including hiking, river excursions, skiing, and mountain adventures. It's also within walking distance to several trails that lead to the Nooksack River.



PROPERTY HIGHLIGHTS

Located near Glacier Town Center, offering a balance of seclusion and convenience with easy access to local amenities.

Easy access to year-round outdoor activities, including walking distance to hiking, river excursions, skiing, and mountain adventures.

Pre-Approved septic system – engineered to support up to 30 additional guests, ensuring smooth future development.

Zoned to accommodate up to 16 additional sleeping units with various structures.

Approved water availability.

Features a private road with an entrance option on the highway, ensuring both privacy and high visibility for potential guests.

This exceptional offering combines scenic beauty, architectural distinction, and lucrative investment potential, making it a standout opportunity in the short-term rental and eco-hospitality space.



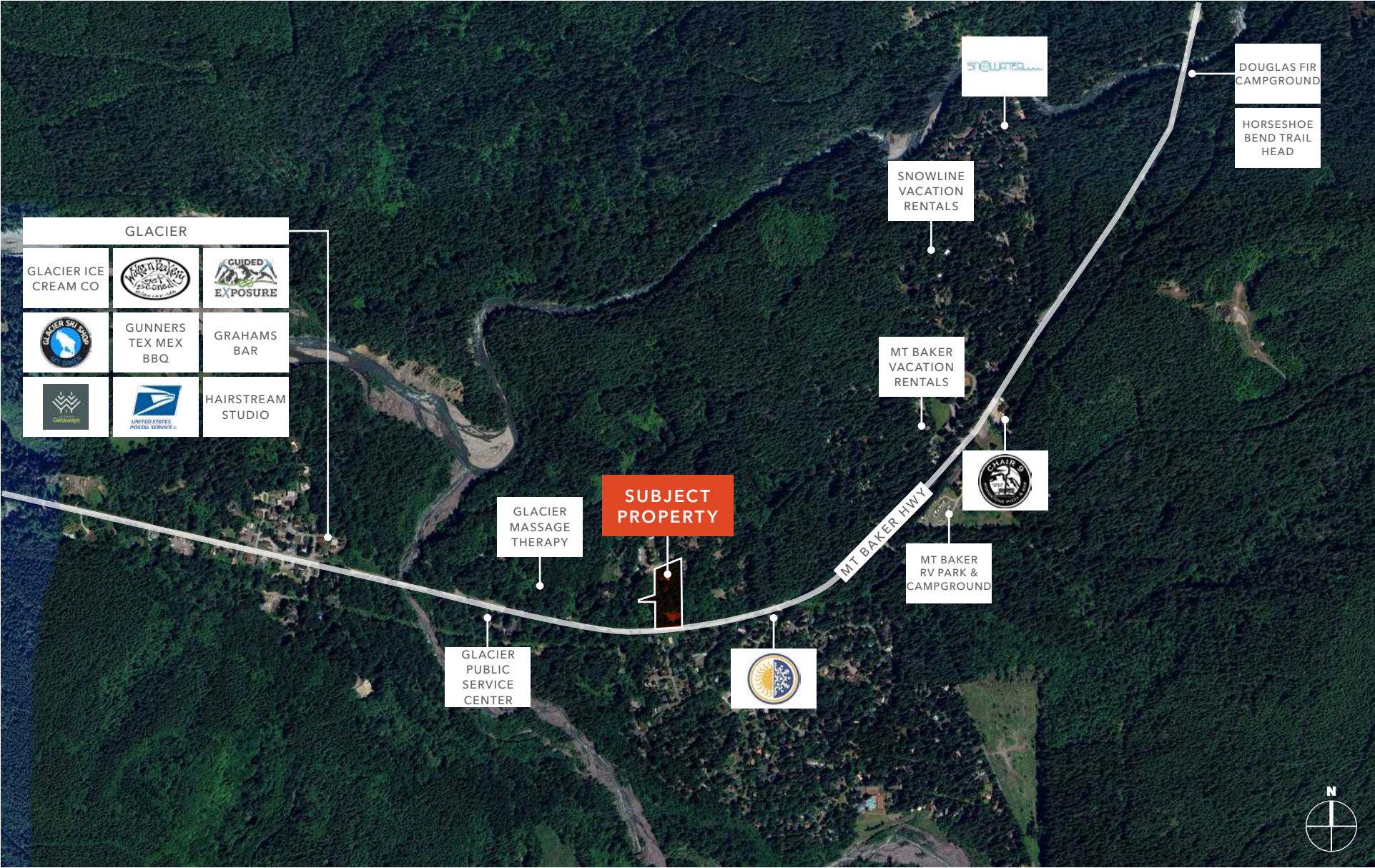


LOCATION OVERVIEW

Nestled in the North Cascades of Washington State, Glacier is a tranquil mountain community that serves as a gateway to Mount Baker. This small town offers residents and visitors a serene environment surrounded by lush forests, clear rivers, and majestic peaks. Its proximity to Mount Baker makes it a haven for outdoor enthusiasts, providing easy access to a plethora of recreational activities year-round.

Mount Baker, standing at 10,781 feet, is a prominent feature of the region, known for its impressive snowfall averaging over 600 inches annually. The Mount Baker Ski Area, located within the Mount Baker-Snoqualmie National Forest, offers diverse terrain catering to skiers and snowboarders of all skill levels. In the warmer months, the area transforms into a hiker's paradise, with trails like Heliotrope Ridge and Skyline Divide offering breathtaking views of glaciers and alpine meadows.

Beyond its natural allure, Glacier boasts a close-knit community with local amenities that add to its charm. Establishments like The Wake 'n Bakery and Graham's Restaurant provide cozy spots for dining and socializing. Whether you're seeking adventure or tranquility, Glacier offers a unique blend of both, making it an ideal location for those looking to immerse themselves in the beauty of the Pacific Northwest.



10257 MOUNT BAKER HWY



BELLINGHAM



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SUBJECT PROPERTY



AVAILABLE FOR SALE

KIDDER MATHEWS

10257 MOUNT BAKER HWY

Exclusively leased by

JASON MILLER

First Vice President

206.296.9649

jason.miller@kidder.com

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