

EMERALD FLATS BOW, WA

OFFERING SUMMARY: 4 PARCELS



EMERALD
FLATS

RE/MAX
COMMERCIAL

LOCATION

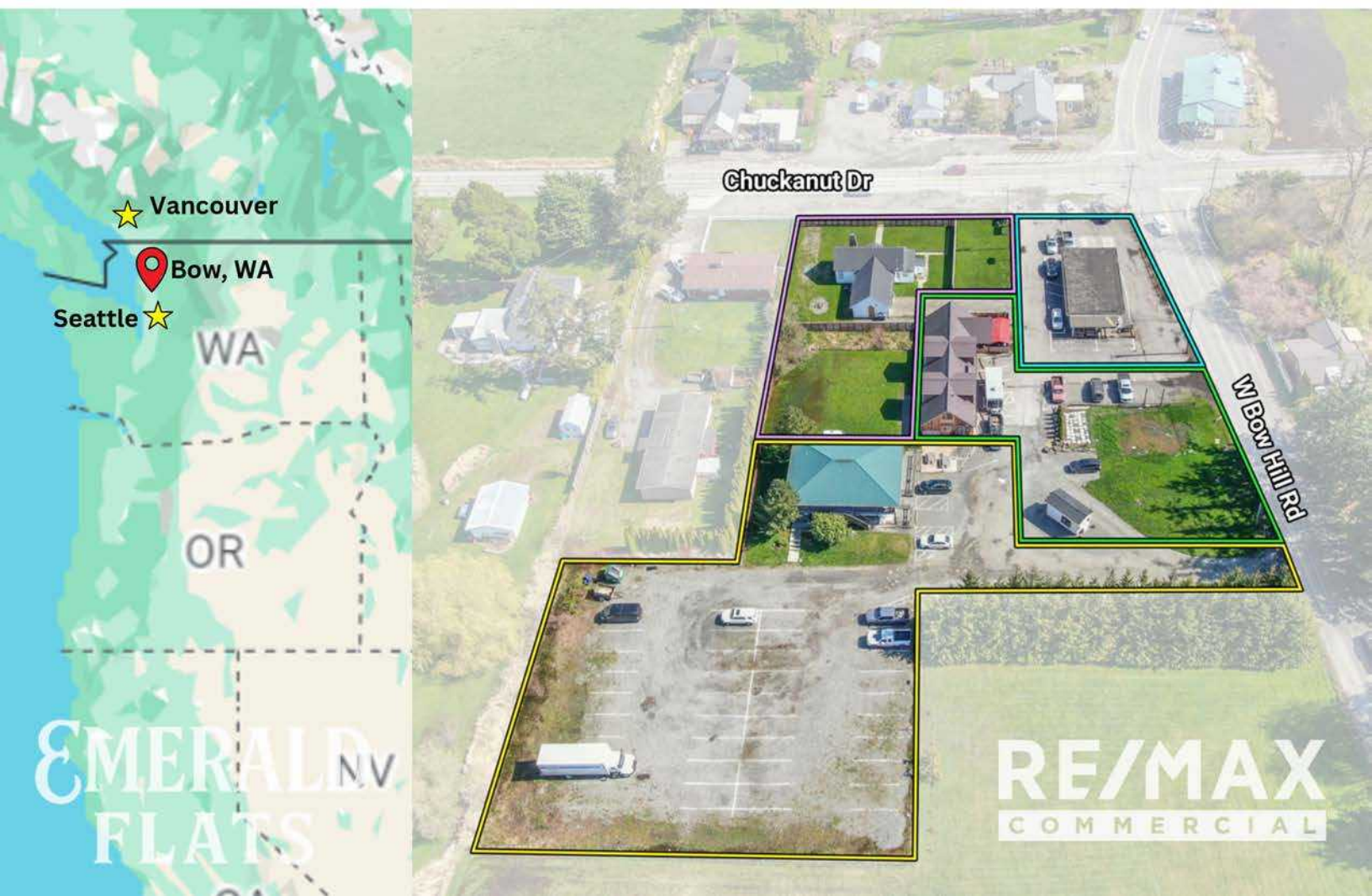
AREA OVERVIEW

Bow is a small community in **Skagit County**, conveniently situated between **Vancouver, B.C. (60 minutes)** and **Seattle (90 minutes)**. It offers a **peaceful rural atmosphere** with **easy access to I-5** and nearby economic hubs, making it a **desirable place to live** for those who value both **quiet living** and **convenience**.

The local economy thrives on **agriculture, small business, and artisan production**. Farms like **Bow Hill Blueberries, Samish Bay Cheese, and Taylor Shellfish** highlight the area's **farm-to-table roots** and attract visitors with **fresh, locally made goods**.

Nestled between the **Chuckanut Mountains** and **Samish Bay**, Bow offers **stunning natural surroundings** with **scenic drives, hiking trails, and waterfront views**. The area's **creative energy** is reflected in its many **artist studios, galleries, and cozy local cafes**, contributing to a **relaxed yet vibrant lifestyle**.

Bow's **high quality of life** is shaped by its **beautiful environment, access to nearby schools and healthcare**, and a community that values **sustainability, creativity, and connection**.



OFFERING

We are pleased to present the exclusive listing of **Emerald Flats**, a **standout investment opportunity** located at the **corner of Bow Hill Road and Chuckanut Drive** in **Bow, WA**. This offering includes **four parcels** with **established tenants** and thoughtfully planned potential for **future growth**.

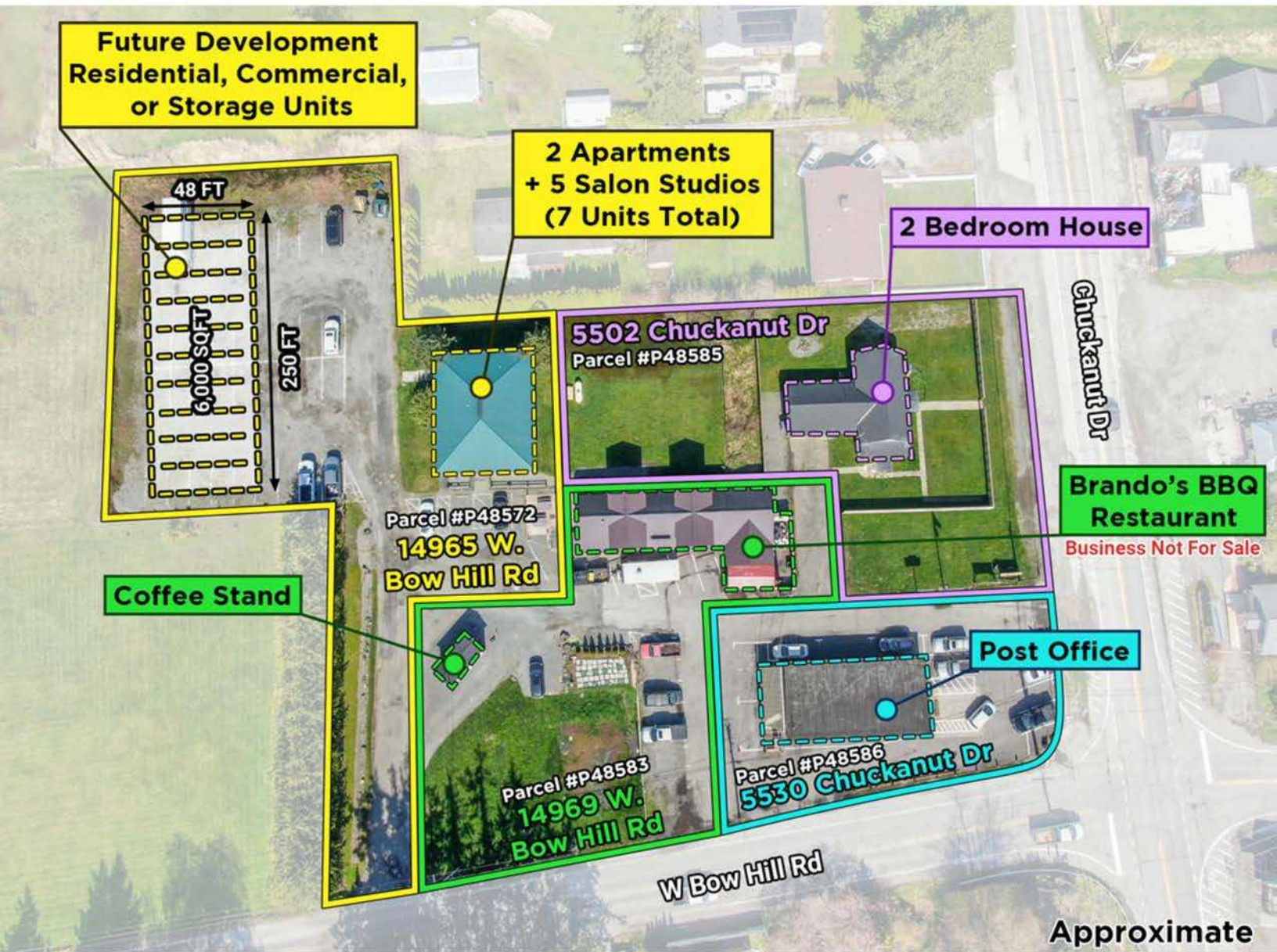
The property includes:

- **5502 Chuckanut Dr** – A well-maintained 2-bedroom, single-family home.
- **5530 Chuckanut Dr** – A Post Office.
- **14969 W Bow Hill Rd** – Brando's BBQ (business not for sale) and a coffee stand.
- **14965 W Bow Hill Rd** – A stylish building currently featuring 2 apartments and 5 salon studios (7 units total). On-site development plans have been made for a new 6,000 SQFT structure with 10 units on the same parcel, offering potential for residential, commercial, or storage unit use.

With **long-term tenants**, **income diversity**, and a **prime location** at a major intersection, **Emerald Flats** offers both **immediate stability** and **future upside** in the charming town of Bow.



FULL PROPERTY MAP

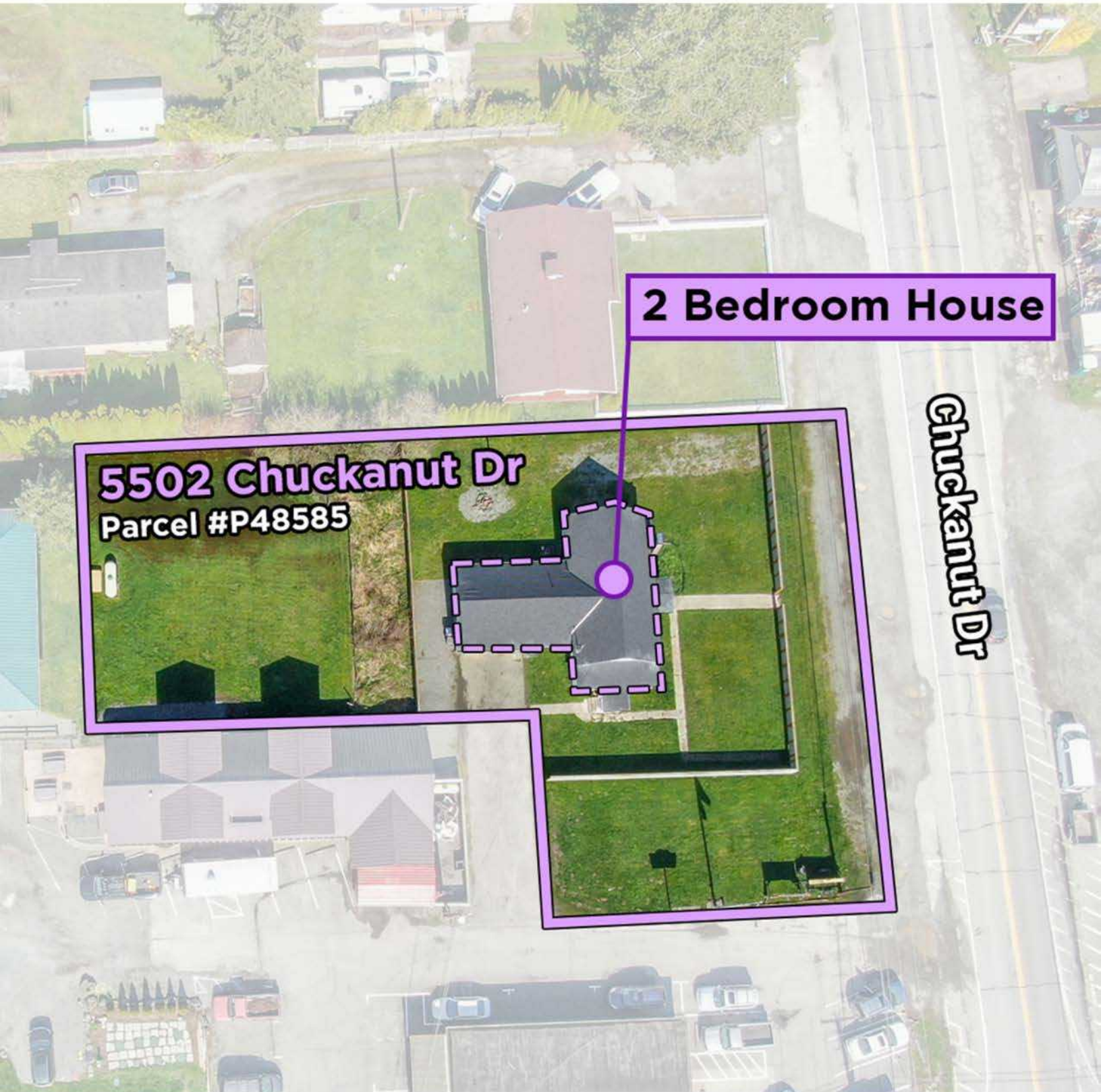


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5502 CHUCKANUT DR.

PARCEL MAP



2 Bedroom House

5502 Chuckanut Dr
Parcel #P48585

Chuckanut Dr

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PARCEL SUMMARY

FINANCIAL SUMMARY

ADDRESS	5502 Chuckanut Dr Bow, WA 98232
LOT SIZE	12,946 SQFT
UNIT(S)	2 Bedroom House
BUILT	1912 (Updated in 2022)
BUILDING SQUARE FEET	1,080 SQFT
ZONING	RC - Rural Center
CURRENT RENT	\$2,340 per Month \$28,080 per Year
EXPENSES	\$2,048 - Insurance \$2,654 - Taxes



GET IN TOUCH

CONTACT



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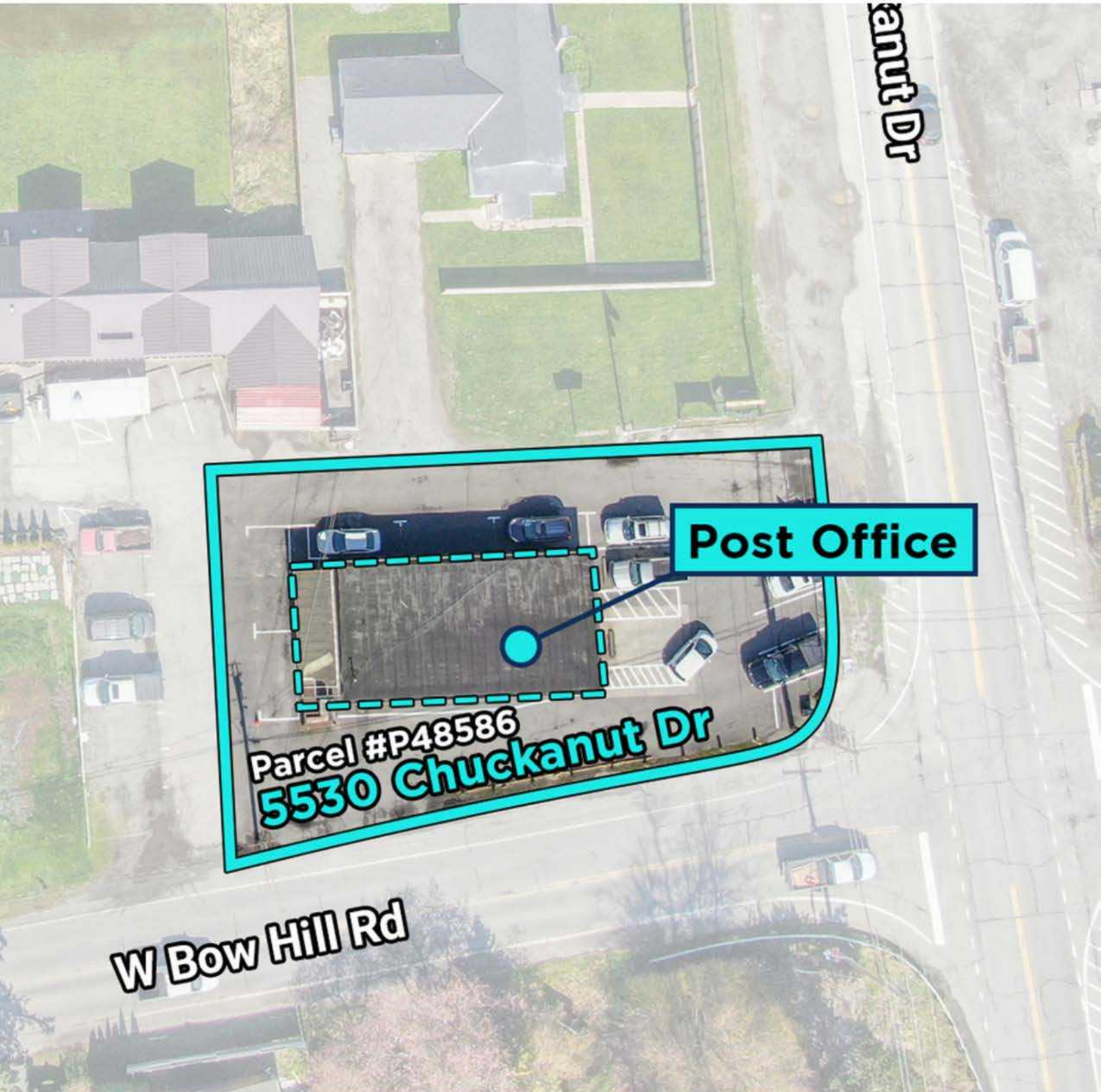
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5530 CHUCKANUT DR

PARCEL MAP



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PARCEL SUMMARY

FINANCIAL SUMMARY

ADDRESS	5530 Chuckanut Dr Bow, WA 98232
LOT SIZE	9,043 SQFT
UNIT(S)	Post Office
BUILT	1959
BUILDING SQUARE FEET	1,383 SQFT
ZONING	RC - Rural Center
CURRENT RENT	\$1,966 per Month \$23,592 per Year
EXPENSES	\$2,679 Insurance \$1,419 Taxes



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PARCEL MAP



Brando's BBQ Restaurant

Business Not For Sale

Parcel #P48583
14969 W.
Bow Hill Rd

W Bow Hill Rd

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14969 W. BOW HILL RD.

FINANCIAL SUMMARY

ADDRESS	14969 W. Bow Hill Rd Bow, WA 98232
LOT SIZE	15,216 SQFT
UNIT(S)	Brando's BBQ Restaurant (Business Not For Sale) & Coffee Stand
BUILT	1963 - Restaurant 2025 - Coffee Stand
BUILDING SQUARE FEET	2,224 SQFT - Restaurant 160 SQFT - Coffee Stand
ZONING	RC - Rural Center
CURRENT RENT	\$4,146 per month
EXPENSES	\$7,432 Insurance \$2,398 Taxes



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14965 W. BOW HILL RD.

PARCEL MAP

**Future Development
Residential, Commercial,
or Storage Units**



**2 Apartments
+ 5 Salon Studios
(7 Units Total)**



W Bow Hill Rd

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14965 W. BOW HILL RD.

FINANCIAL SUMMARY

ADDRESS	14965 W. Bow Hill Rd. Bow, WA 98232
LOT SIZE	36,847 SQFT
UNIT(S)	2 Apartment Rentals 5 Salon Studios
BUILT	1963
BUILDING SQFT TOTAL	3,800 SQFT Total
ZONING	RC - Rural Center
CURRENT RENT TOTAL	\$5,175 per month
EXPENSES	\$4,886 Insurance \$4,348 Taxes

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FINANCIALS

2025 INCOME/EXPENSE

Income		Monthly	Yearly
14965 W Bow Hill Rd (7-Unit Bldg)		\$5,175	\$62,100
Future 6,000 SQFT Building		\$\$\$\$	\$\$\$\$
14969 W Bow Hill Rd (BBQ)		\$3,146	\$37,752
Espresso Stand		\$1,000	\$12,000
5530 Chuckanut Dr (Post Office)		\$1,966	\$23,592
5502 Chuckanut Dr (House)		\$2,340	\$28,080
Total		\$13,627	\$163,524
Expenses		Monthly	Yearly
(Total All Bldgs)			
Insurance		\$1,420	\$17,045
Taxes		\$902	\$10,819
Utilities		\$215	\$2,574
Total		\$2,537	\$30,438
Net Operating Income		Monthly	Yearly
		\$11,090	\$133,086



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