

FOR SALE



914 CITADEL DRIVE, EVERSON

ASKING PRICE: \$5,250,000

- **GENERAL INFORMATION**
- **PHOTOS**
- **AREA DEMOGRAPHICS**



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This Class A multi-family and office space is ideally situated adjacent to the Raspberry Ridge Golf Course. Tenants will enjoy a diverse selection of nearby restaurants and services in the adjacent retail spaces, creating an inviting and vibrant atmosphere. Key Features:- Fully Occupied: 100% tenant occupancy ensures a stable and reliable income stream- Strong Tenant Mix: A well-balanced and desirable mix of tenants- Ample Parking: Generous parking spaces available for both tenants and visitors- Well Maintained: Beautifully landscaped and meticulously maintained for a polished, professional environment. This is a prime opportunity for investors seeking versatile property in a desirable location. Owner possible.



QUICK FACTS:

- 12,000 SF
- 1.54 Acre Lot
- Tax ID: 3903090275360000
- Uses: Office, Multi-Family
- Price: **\$5,250,000**
- CAP: 6.68%
- NOI: \$319,149
- Year Built: 1998

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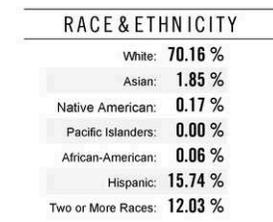
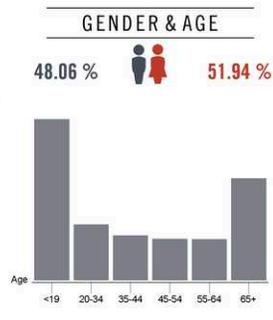
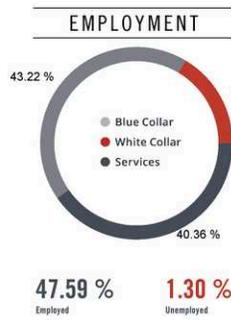


LOCATION & DEMOGRAPHICS

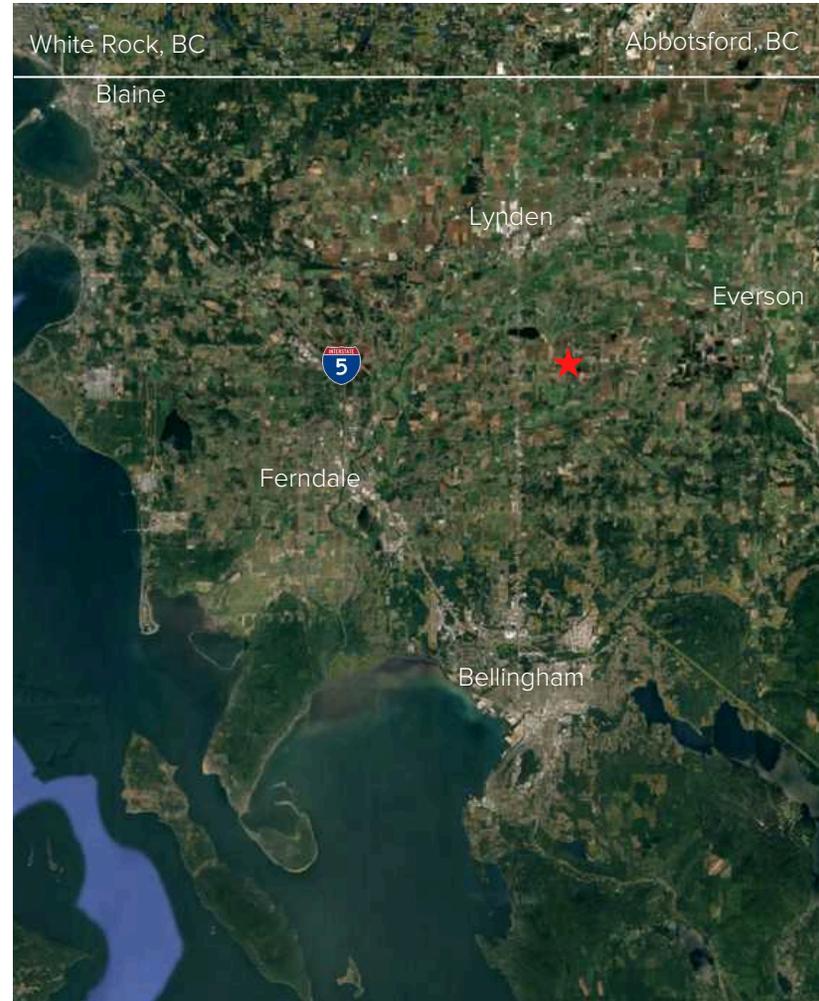
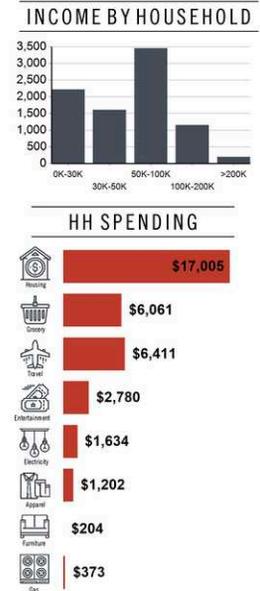
Location Facts & Demographics

Demographics are determined by a 10 minute drive from 914 Citadel Dr, Everson, WA 98247

CITY, STATE	Everson, WA
POPULATION	21,252
AVG. HHSIZE	2.75
MEDIAN HH INCOME	\$57,625
HOME OWNERSHIP	
Renters:	2,175
Owners:	5,611



Catylist Research



Everson Overview

Located just 8 miles south of the Canadian border and 16 miles north of Bellingham, the charming city of Everson, WA sits nestled in the heart of Whatcom County's farmland. With a population of 3,071 Everson is the fifth largest city in the Bellingham Metropolitan Area. Everson and the nearby city of Nooksack lie near the foothills of the Cascade mountains in Northwest Washington. Located on the banks of the Nooksack River, the businesses support the surrounding farms and logging industries. The valley is heavily influenced by Dutch settlers who established dairy farms on the fertile flood prone land. Fruit orchards and berry fields also play an important part of the town's economy.