



OFFERING MEMORANDUM

DOWNTOWN LIVE/WORK OPPORTUNITY

1324 COMMERCIAL ST, #1,
BELLINGHAM, WA

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By accepting this Memorandum, you agree to the above terms and conditions.



THE OFFERING

2,263 SF | DOWNTOWN LIVE/ WORK OPPORTUNITY

Rare Live/Work Condo centrally located in Downtown Bellingham. 1,194 SF Ground-floor commercial space accessible with excellent visibility.

PROPERTY ADDRESS	1324 Commercial St, #1 Bellingham WA 98225
SQUARE FEET	2,263
LOT SIZE	0.16 Ac. (6,969.60 SF)
PARCEL NUMBER	3803301811760001
ASKING PRICE	\$760,000





PROPERTY SUMMARY

Unique isn't descriptive enough for the 1,069 SF upstairs apartment space: large 1 bed , 1 bath, with Library and Office. Fully custom-designed and built by the Seller's, with impressive craftsmanship throughout. Heavily insulated, two sets of double pane windows on street side, skylights and beautiful wood built-ins throughout. Additional Storage: The property also features a downstairs bike garage, and a mezzanine level with 5-foot-ceiling-height (in between the upstairs and downstairs).

HIGHLIGHTS

- Live/ Work Opportunity
 - 1 Commercial Unit (Ground Floor) - 1,194 SF
 - 1 Residential unit (Second Floor)- 1,069 SF
- Mezz Level Storage (5 ft. ceiling - spans whole building)
- Bike Garage
- Wood Built ins Throughout



Walker's Paradise
Daily errands do not require a car.



Good Transit
Many nearby public transportation options.



Biker's Paradise
Daily errands can be accomplished on a bike.

NEARBY AMENITIES

- 1 Bellingham Waypoint Park
- 2 Western Washington University
- 3 Maritime Heritage Park
- 4 Bellingham Harbor
- 5 I-5



AERIAL

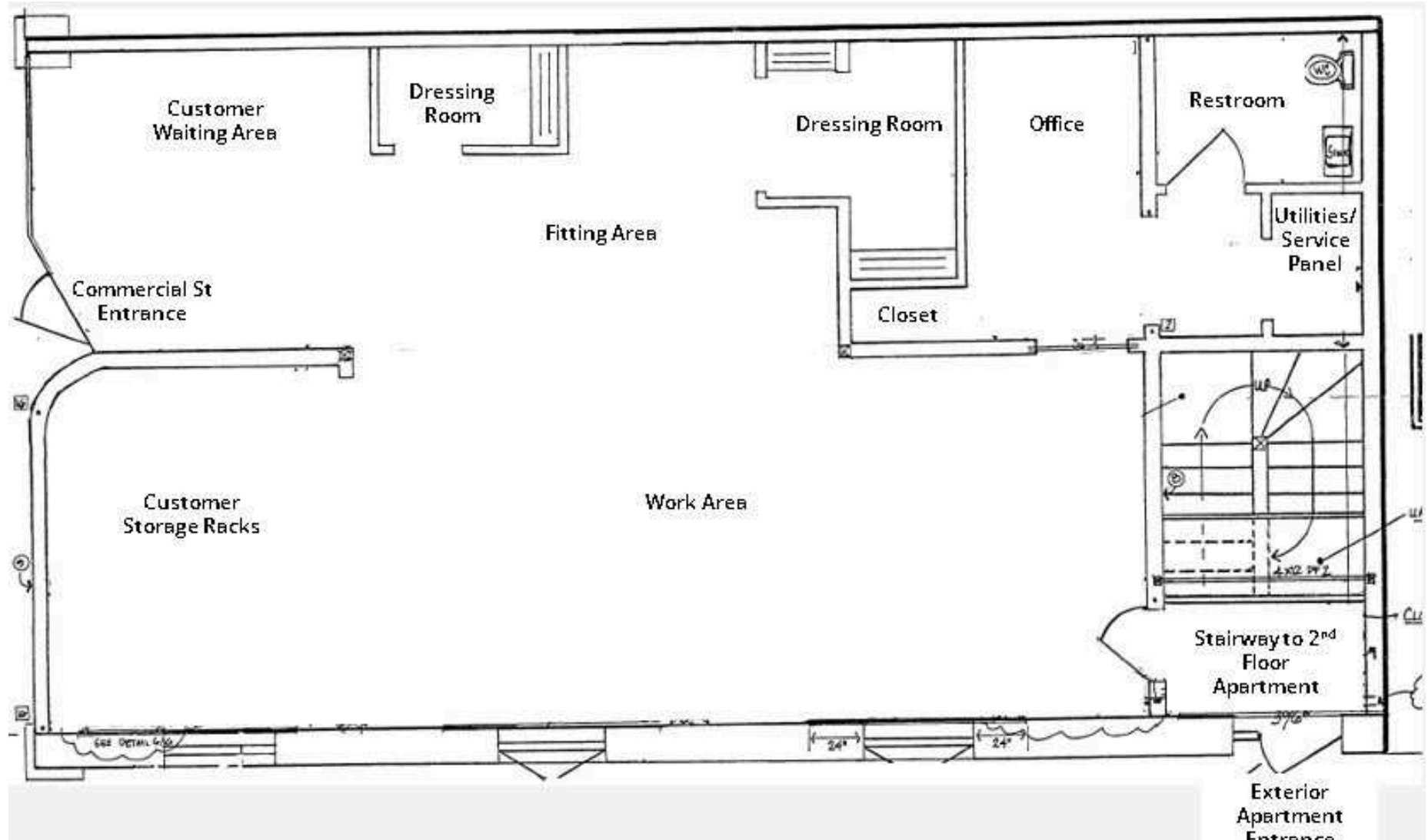


324 COMMERCIAL ST #1
BELLINGHAM WA

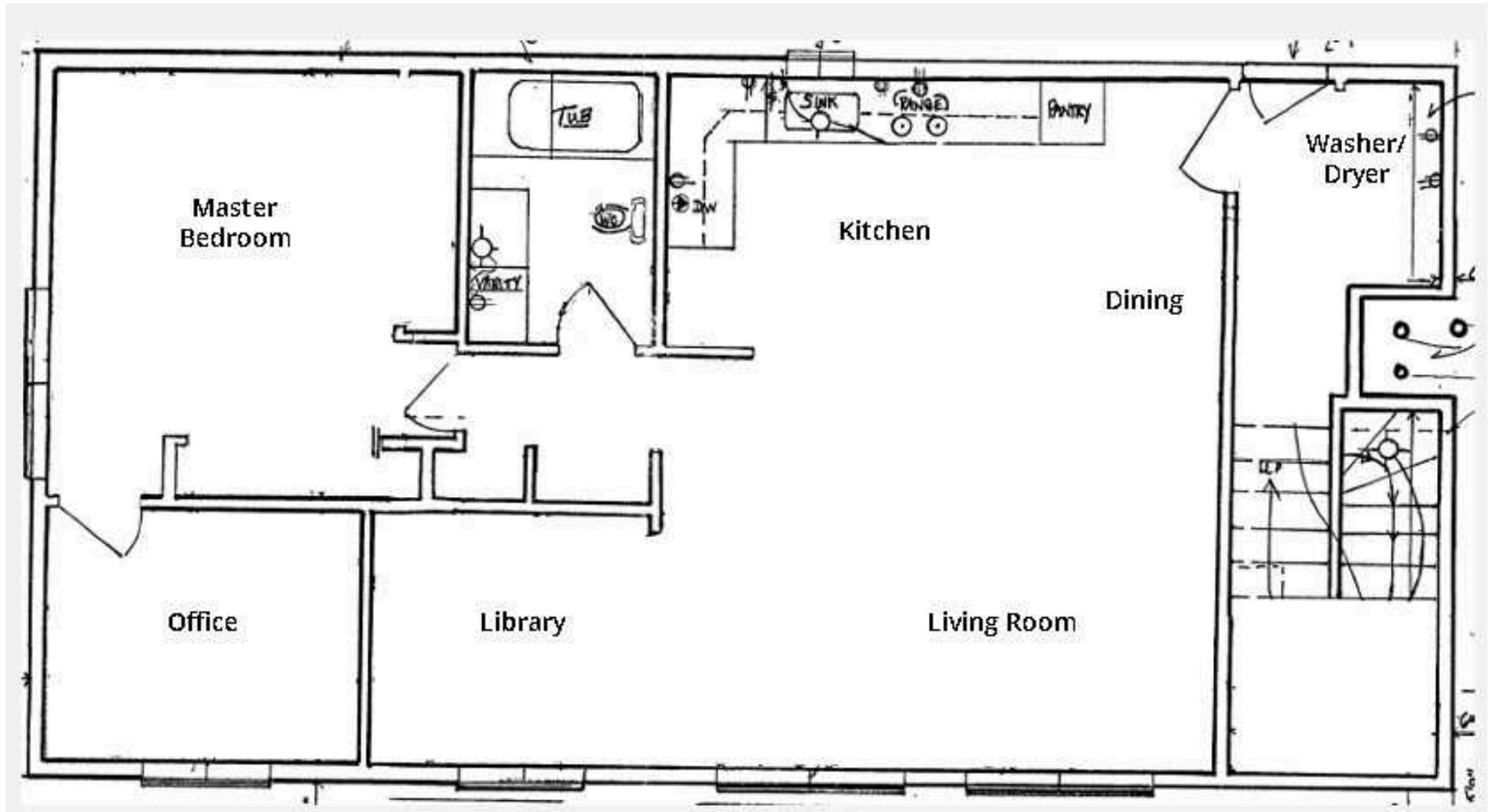


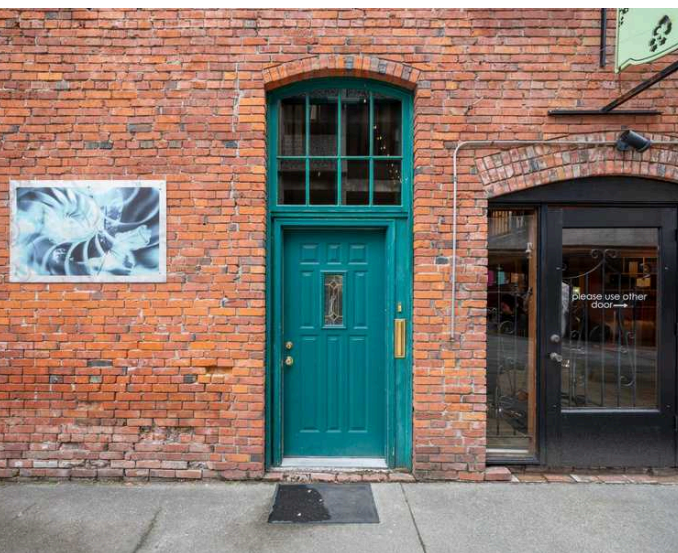
1324 COMMERCIAL ST, #1, BELLINGHAM WA

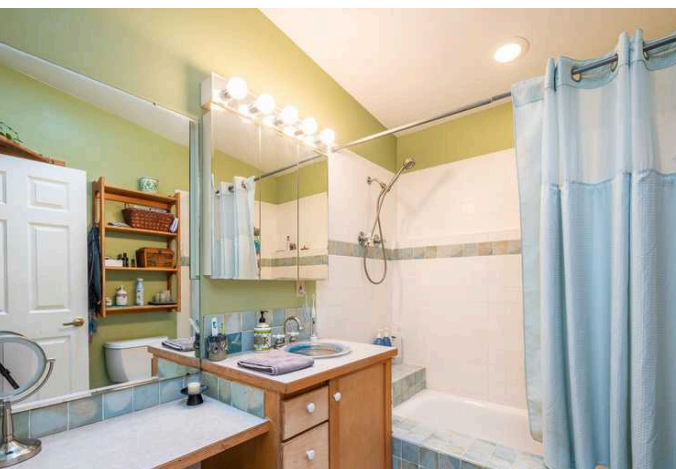
FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - SECOND FLOOR







AREA OVERVIEW

BELLINGHAM, WA

On the shores of Bellingham Bay with Mount Baker as its backdrop, Bellingham is historically one of the Top 100 places to live in the Nation, and 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 Facts:

- 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





CONTACT

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