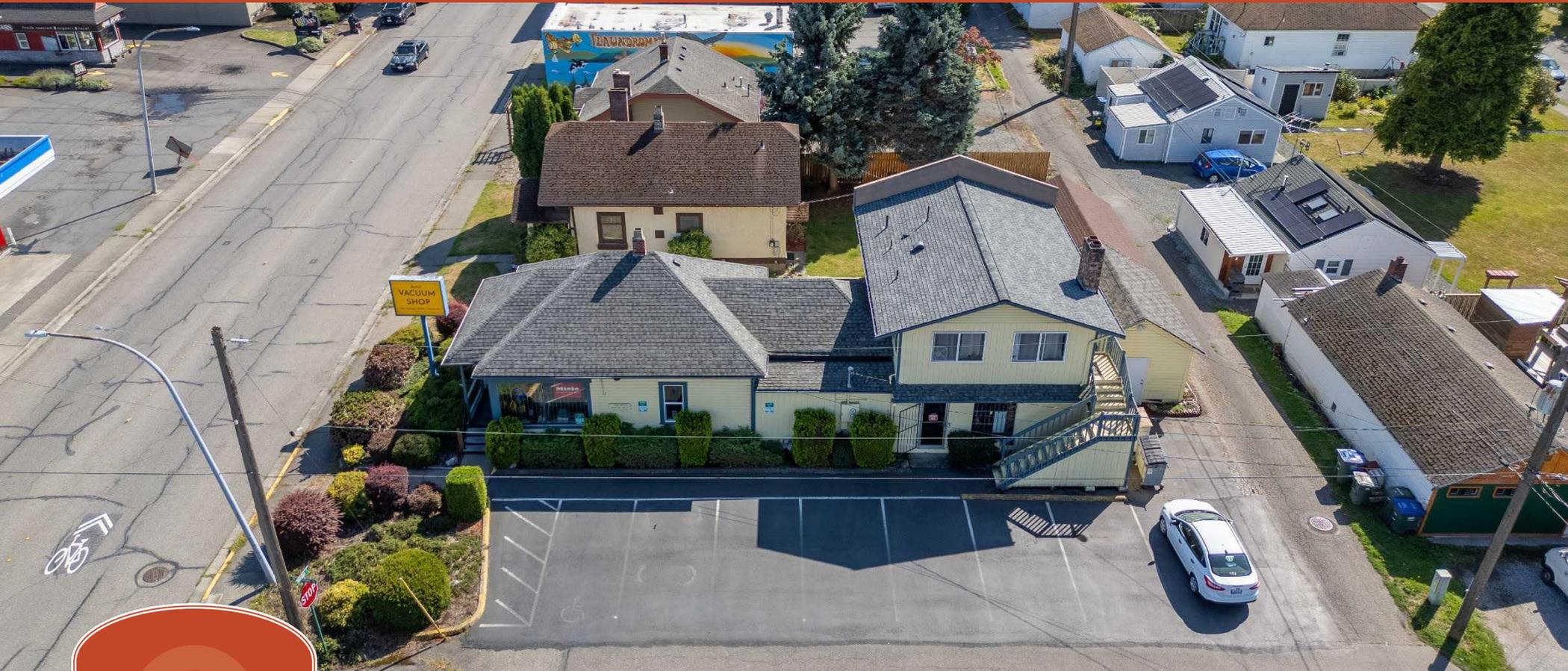


Mixed Use Income Property

2731 Meridian St, Bellingham WA



FOR SALE
\$745,000

- CENTRAL BELLINGHAM LOCATION
- LOCATED ON CORNER OF MERIDIAN & W. MARYLAND
- 100% LEASED - MULTI-TENANT INVESTMENT
- HIGHLY VISIBLE POLE SIGNAGE



PROPERTY SUMMARY

2731 Meridian St

Excellent corner location off busy Meridian St. Fully leased stand alone building with 1,774 SF retail & 672 SF apartment above. Pole signage on Meridian St for retail space. Both spaces have separate entrances. Parking lot with 7 spaces. Additional space with alley access storage building (man door entry). Commercial zoning offers wide range of uses possible, including Airbnb rentals.



PROPERTY OVERVIEW

Address: 2731 Meridian St,
Bellingham, WA 98225

APN: 3802245542190000

Total SF: 2,448

Site Area: 0.11Acres (4,791.60 SF)

Year Built: 1904

Zoning: Commercial Core
<https://bellingham.municipal.codes/BMC/20.33.030>

RENT ROLL

RENT ROLL	MONTHLY RENT	YEARLY TOTAL
Retail	\$2,000.00	\$24,000
Apartment	\$1,800.00	\$21,600
Storage	\$397.00	\$4,764
TOTAL		\$50,364
EXPENSES		YEARLY TOTAL
Insurance		\$3,403
Property Taxes		\$3,549.21
NET INCOME		\$43,411.79
CAP RATE		5.8%

PROPERTY OVERVIEW

Address: 2731 Meridian St,
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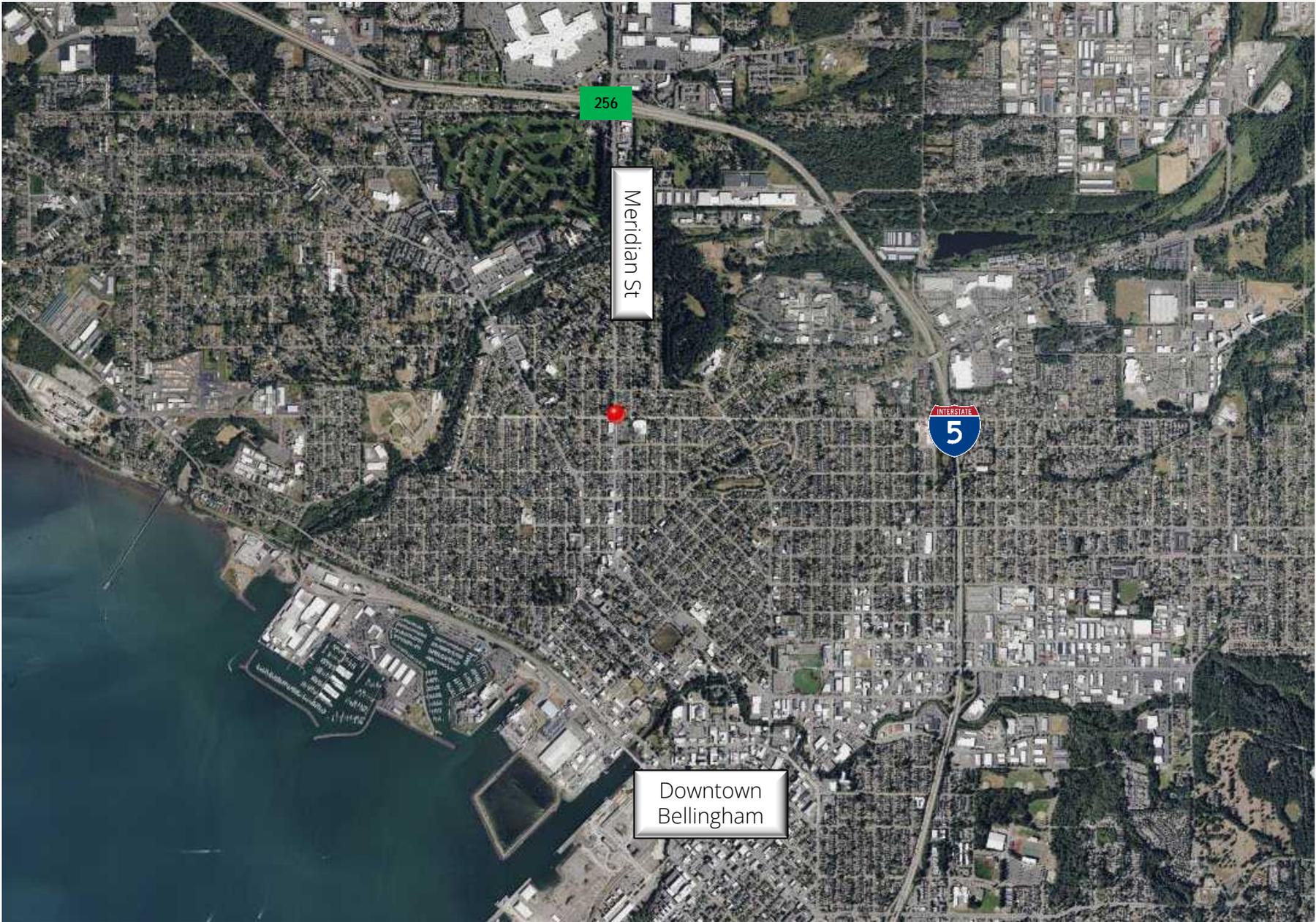
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PROPERTY PHOTOS

MAP



EXTERIOR PHOTOS



APARTMENT PHOTOS - UPSTAIRS





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 \(cob.org\)](#)

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 %

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

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FOR MORE INFORMATION

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