LightIndustrialCondo

2794PeacePortalWay,SuiteD-128



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Overview



I-502Opportunity!ThisnewlyconstructedLightIndustrialCondocomeswithaWashingtonStateLiquorand CannabisProcessorslicense,Licenseisreadyforsaleandimmediatetransfer.ThisalreadypermittedlocationwillsaveanoperatorGmonthsinstart-uptime.Thishigh-qualityLightIndustrialCondoislocatedinthepopularandconvenient PeacePortalWaylocationinBlaine,withgreataccesstotheI-5corridorwithanofframpheadingNorthandonramp accessSouthattheproperty'sdoorstep.This1172SFUnithas909SFontheMainFloorand263SFonthe MezzanineincludingmainfloorrestroomandmezzaninebathroomwithshowerThisunitcanbesoldwithorwithout License,manyacceptableBusinessusesallowedwithHighwayCommercialzoning.TheSuitesarewiredwitha3-Phase 100Ampservice.

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Overview



- ForSale-$299,500
- NewerConstruction-High-quality SteelBuildings.
- I-502ProcessorLicenseincluded.
- GreatI-5Access
- 3-PhaseElectricalService
- ManyBusinessUsesAccepted

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UnitD128

Location



Canadian Int. Border	I-5 Exit 274	Bellingham Int. Airport
5 Minutes	1 Minute	19 Minutes
2.6 Miles	.2 Miles	18 Miles

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MarketArea

FewplacesinthePacificNorthwestareaspeacefulandunspoiledasBellingham,abustlingcitynestledintheBellinghamBay. Natureaboundsinalldirectionssurroundingthiscoastalparadise.Bellinghamcanbeconvenientlyaccessedbyland,air,rail, andsea.Witheasytransportationtobothcanadaandthe international hub of Seattle, Bellingham offers a central location. Whilethe Canadianmarketoffersadiverselocaleconomy,businessesarecontinuallymigratingnorthtotheareainorderto findanewandbetterhome.

The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historicalmuseums,gourmetrestaurantsandfinearts.



ThedominatingMt.Baker towersoverthecitywithitsstaggeringbeauty. Thedeepexpansiveblueofthepceancarriesour sighttothe SanJuanIslands.Allthewhileyou enjoythesoftgreenoflusciousstreesthat decoratelandforasfarastheeyecansee.



TheprosperouscityofVancouver, Canada,isjust55milestothenorth;The technologyhubofSeattleisjust88milesto thesouth.Bellinghamoffersanideal midpointforthoselookingtooperate withinbothexpandingdistricts.



WhatcomCountyishometofiveinstitutions ofhighereducationthatcoveravastarrayof differentfocuses.WesternWashington University,WhatcomCommunityCollege, BellinghamTechnicalCollege,NWIndian College,andTrinityUniversityallprovide qualifiedandskilledworkers.



Population

WhatcomCounty-230,077

Bellingham-93,910



AverageHHIncome

WhatcomCounty-$80,569

Bellingham-$56,198



MedianAge

WhatcomCounty-39

Bellingham-37.5

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