RARE DOWNTOWN COMMERCIAL BUILDING w/ DEDICATED PARKING LOT

215 Prospect St, Bellingham WA



GAGE
COMMERCIAL REAL ESTATE

FOR SALE

$1,995,000

- 5,567 SF BUILDING – CENTRAL DOWNTOWN LOCATION
- 14,180 SF ADDITIONAL LOT – CURRENTLY 25 DEDICATED PARKING SPACES
- VACANT - 4 SEPARATE ENTRANCES - BUILDING CAN SUPPORT SINGLE OR MULTIPLE TENANCY



PROPERTY SUMMARY

215 PROSPECT ST

First time on market since 1987, an incredibly rare offering to own or occupy Bellingham downtown property facing the bay with unimpeded bay views and sunsets – 5,567 SF office building with separate 14,180 SF parking lot in Downtown Bellingham. Incredible location, with City Hall, Court house, Post office and Public Library within three blocks. Currently, the buildable lot is dedicated to parking for 25 cars and is comprised of 2 separate parcels. The Building houses two law offices, plus two additional rentable suites. All with separate entrances (two front, two rear) and 3 HVAC systems that service the space. This building is suitable for single tenant or can be configured for multi-tenancy. Property has received Site specific NFA from Department of Ecology (Call Listing Broker for further information).

Natural light permeates from the windows at both ends of the building and 6 large sky lights through out. Flexible floor plan, with mix of open space and private office. Abundant storage. Central downtown Bellingham location offers incredible walkability and infrastructure access to new bike lanes & transit lines.



PROPERTY OVERVIEW

Address: 215 Prospect St, Bellingham, WA 98225

APN: 3803301142600000, 3803300983050000, 3803300942630000

Total SF: 5,567 SF

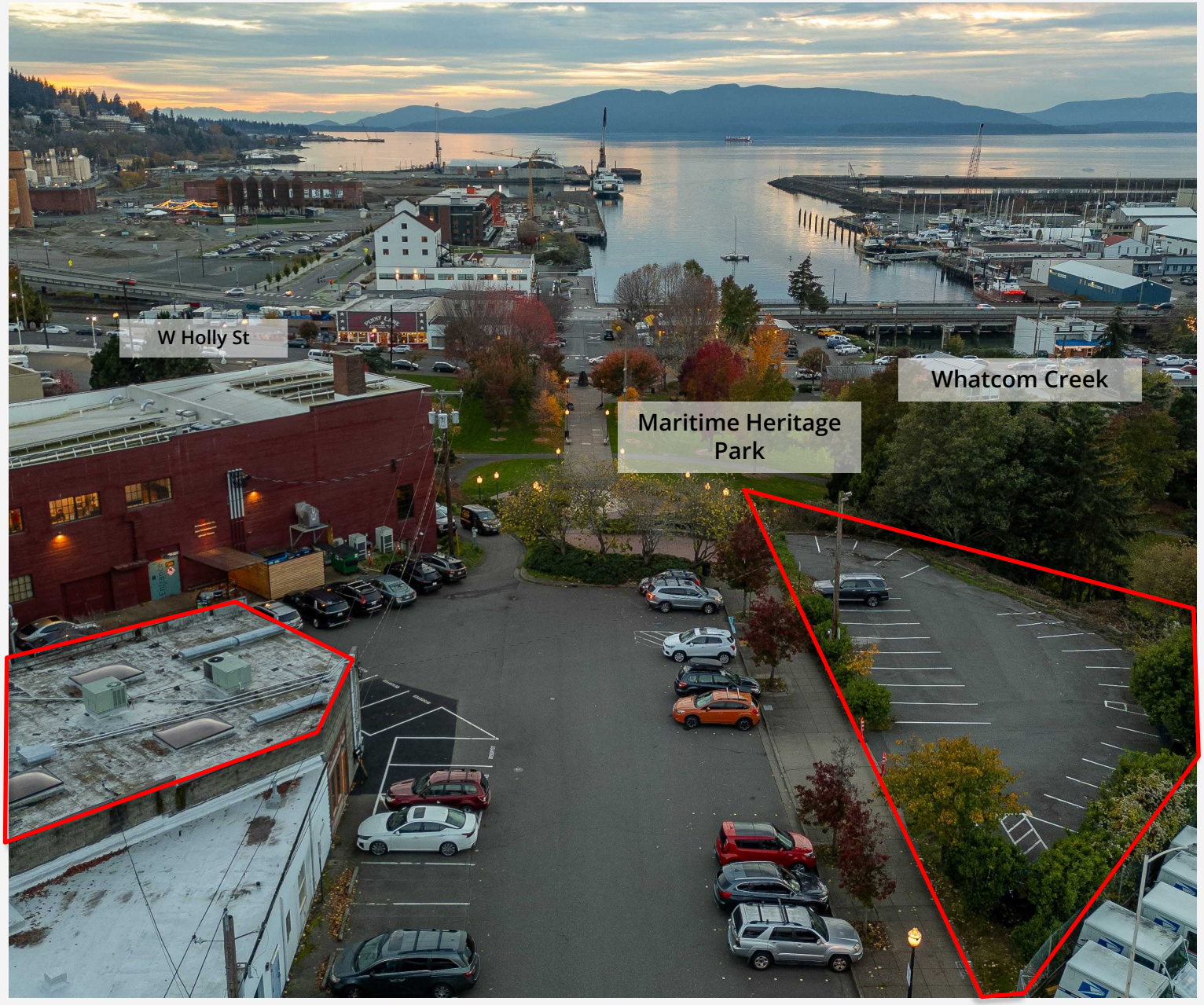
Site Area: 0.4 AC. (17,424 SF) – Three Parcels total

Year Built: 1912

Zoning: Commercial https://bellingham.municipal.codes/BMC/20.33.030

Information contained herein has been obtained from sources deemed reliable, but not guaranteed. Buyer to verify.

SITE AERIAL



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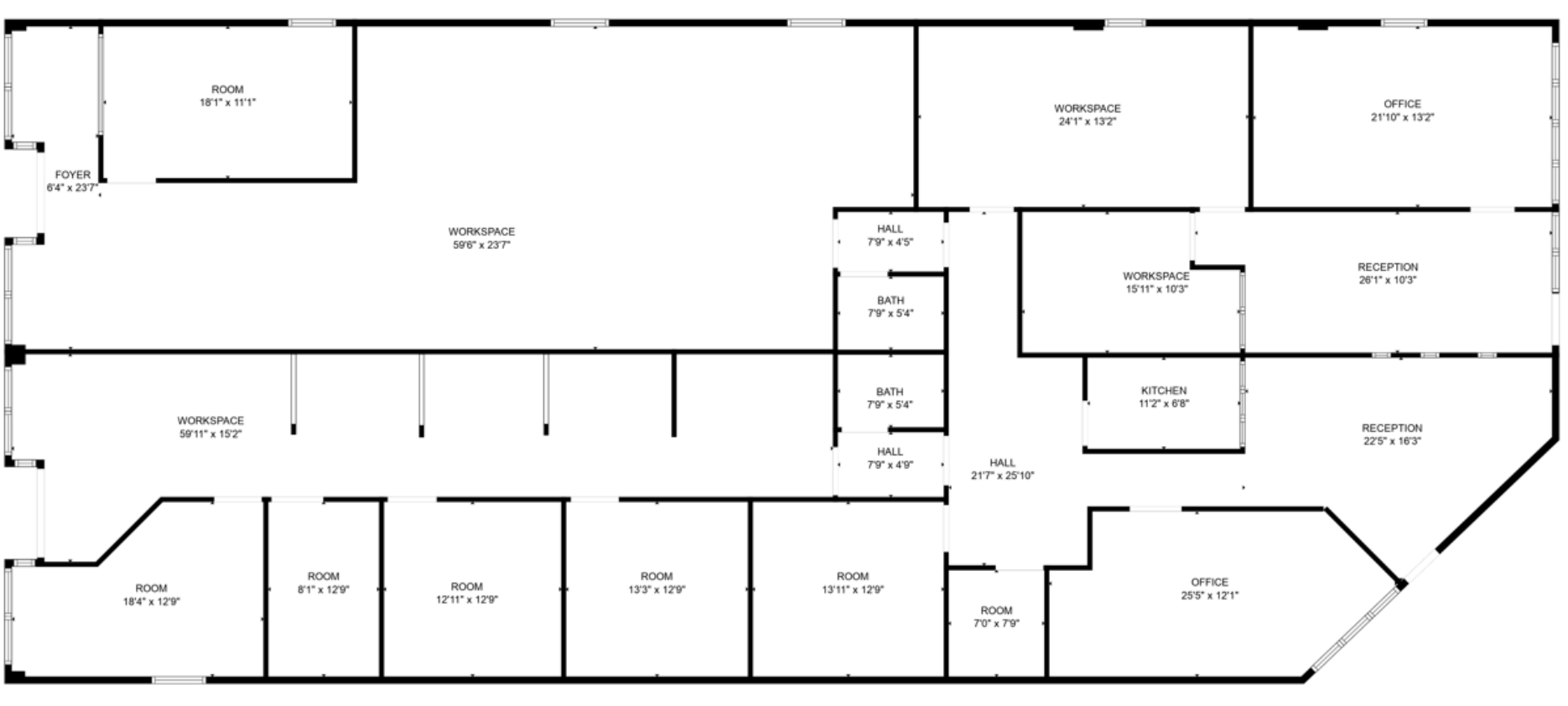
FLOOR PLAN



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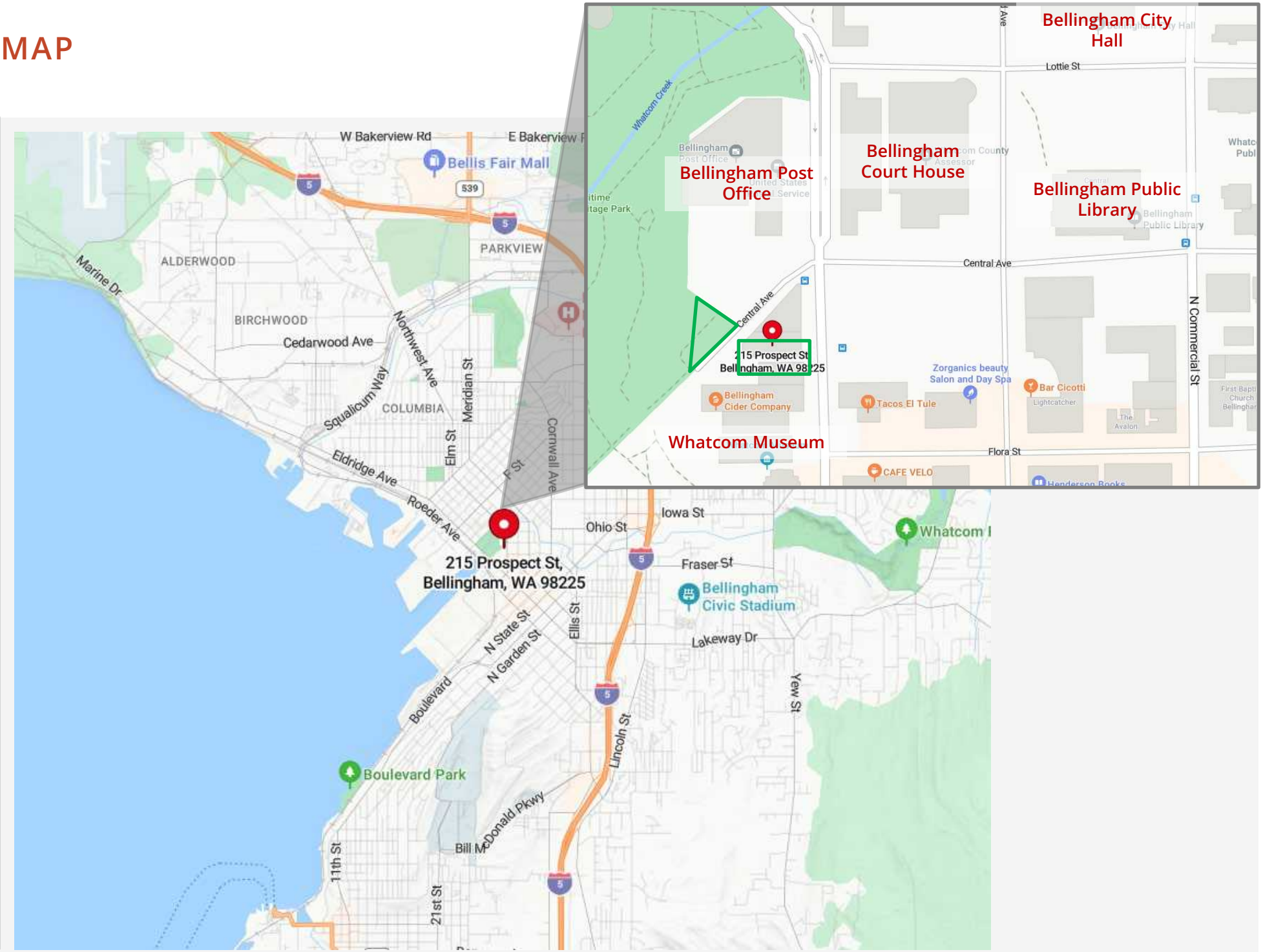
MAP



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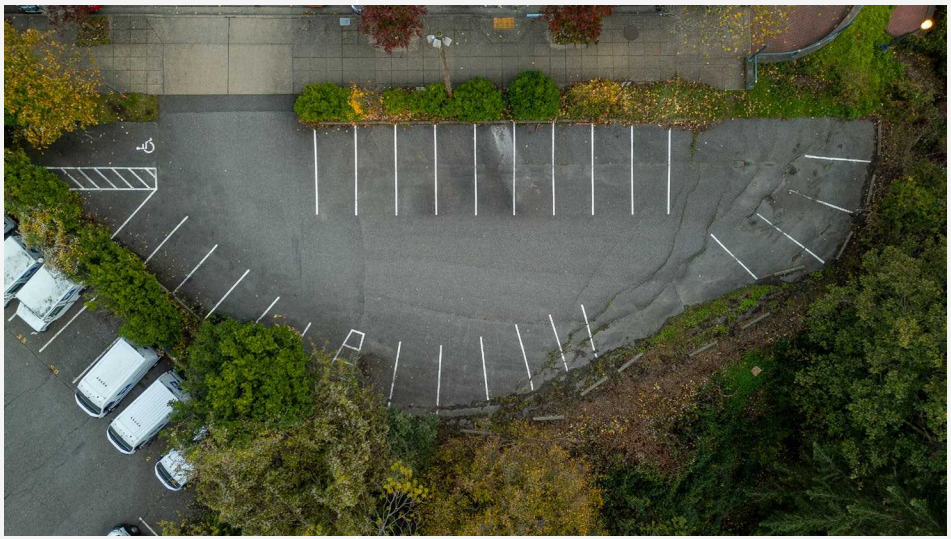
EXTERIOR PHOTOS









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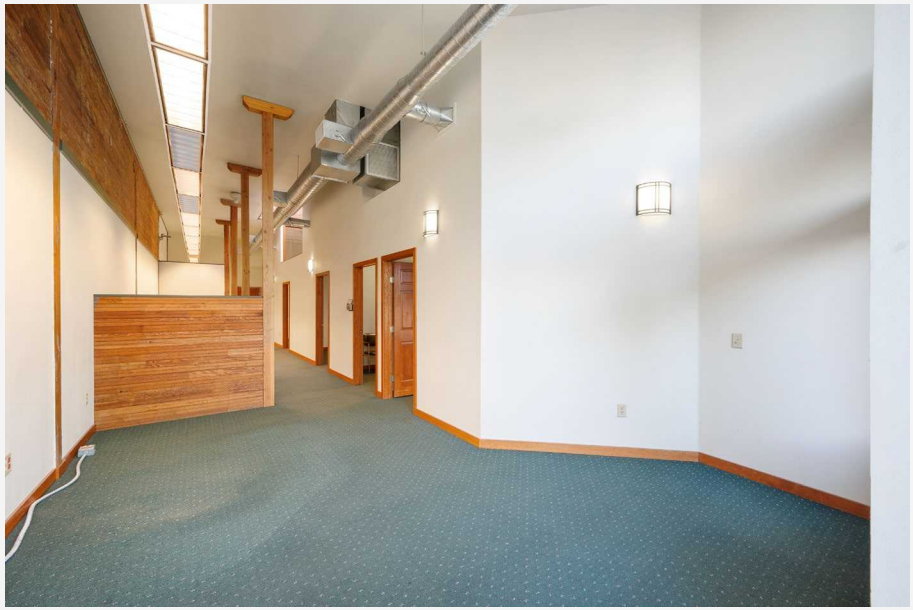
INTERIOR PHOTOS









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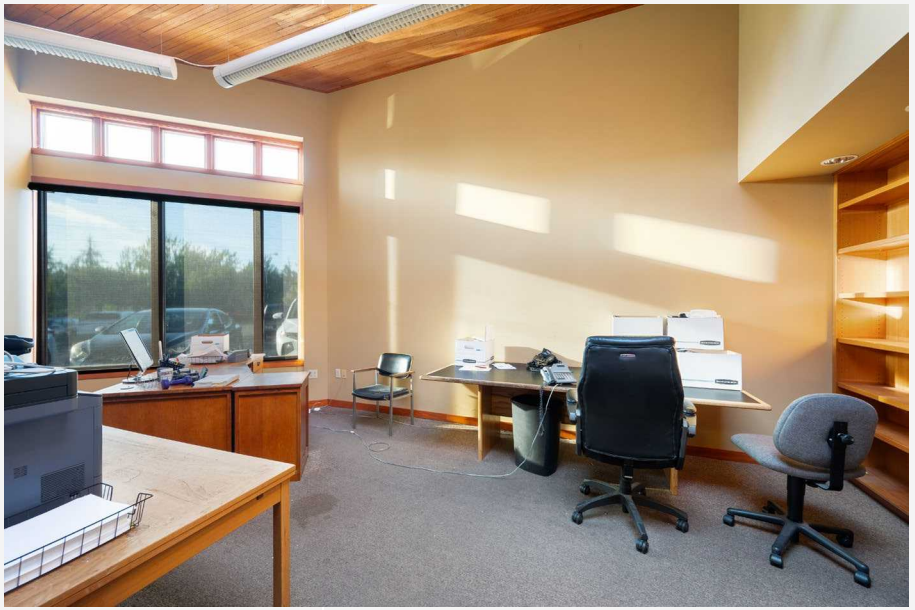

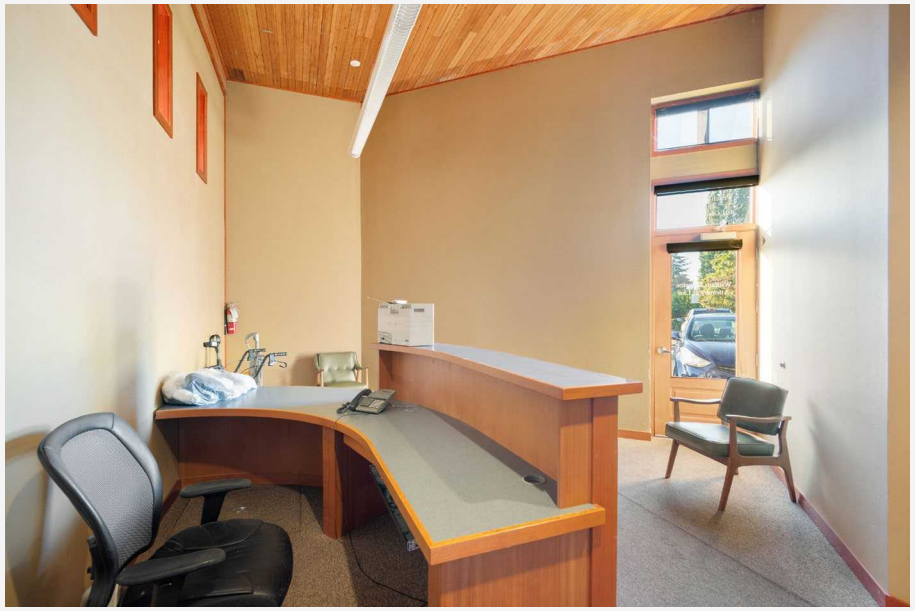

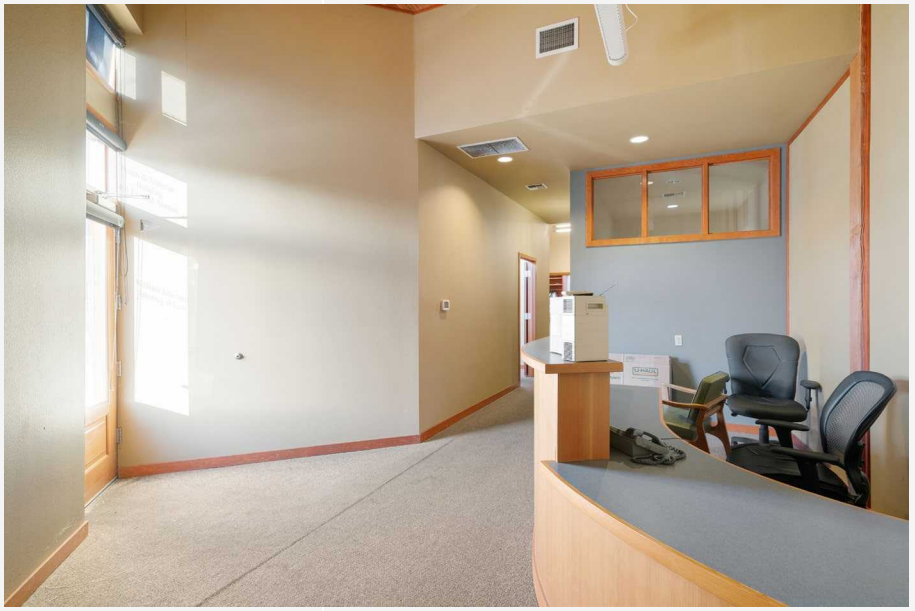

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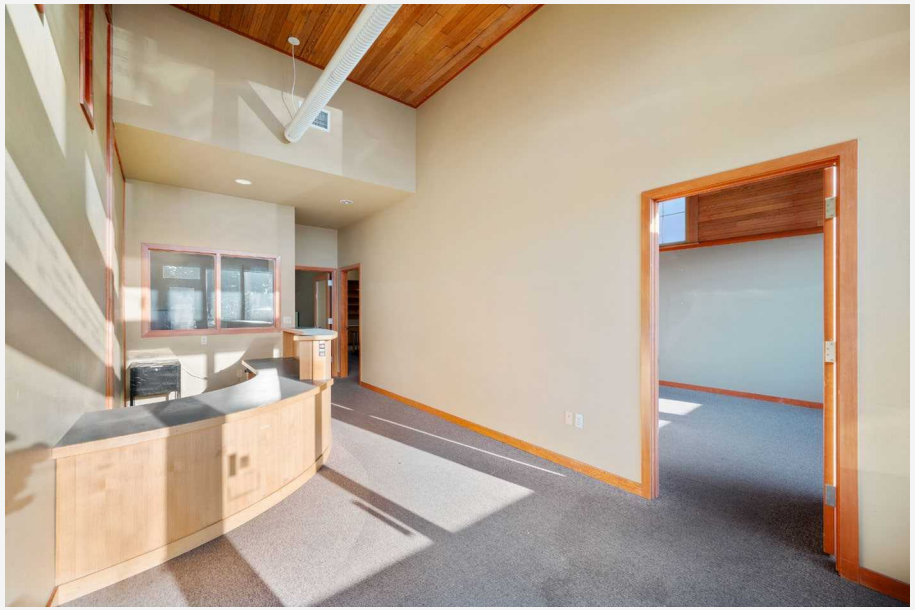



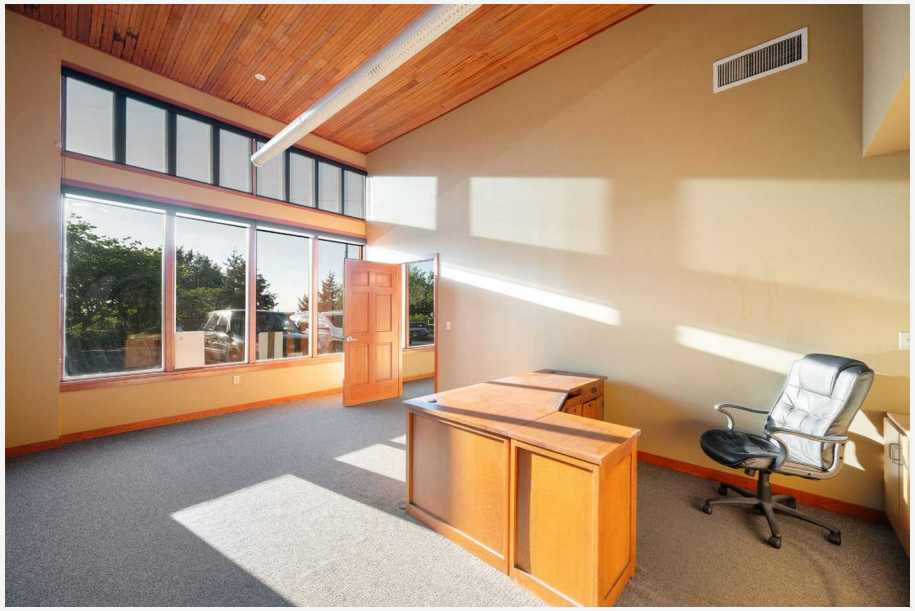



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MARKET OVERVIEW

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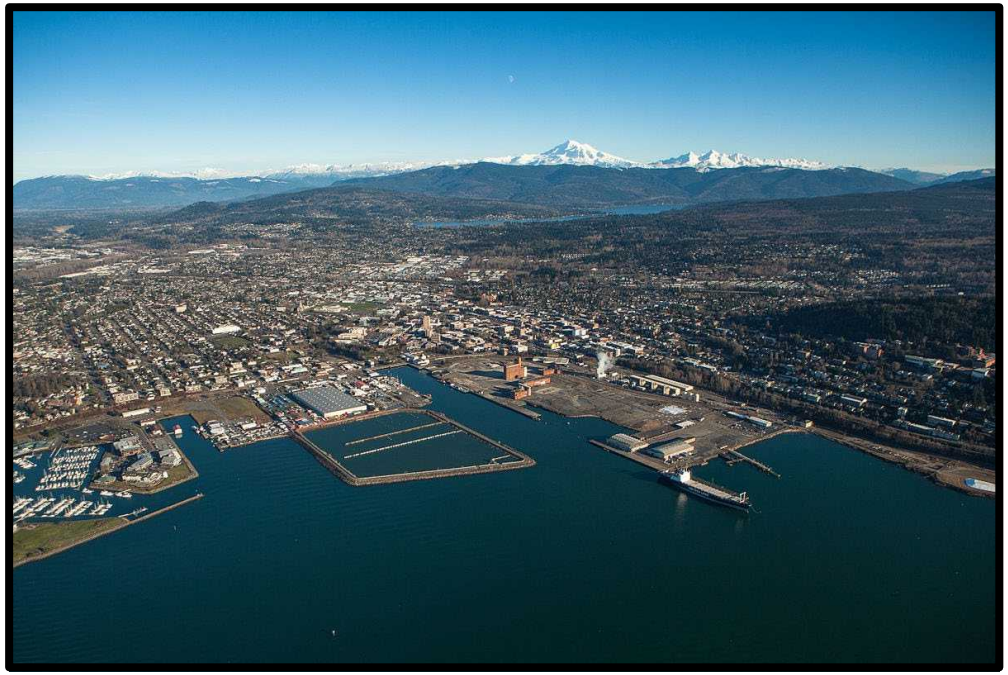
CITY OF BELLINGHAM

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)

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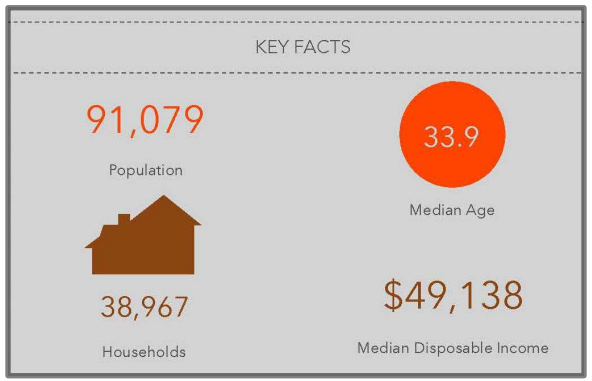
MARKET OVERVIEW
DEMOGRAPHICS

Whatcom County Top Employers

PeaceHealth · Lummi Nation Treaty of 1855 · Western Washington University · bp · City of Bellingham Washington · ALCOA · FredMeyer

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 %

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FOR MORE INFORMATION

PLEASE CONTACT:

TRACY CARPENTER
GAGE COMMERCIAL REAL ESTATE, LLC.
BROKER/OWNER
360.303.2608
TRACY@GAGECRE.COM

GREG MARTINEAU, CCIM
GAGE COMMERCIAL REAL ESTATE, LLC.
BROKER/OWNER
360.820.4645
GREG@GAGECRE.COM