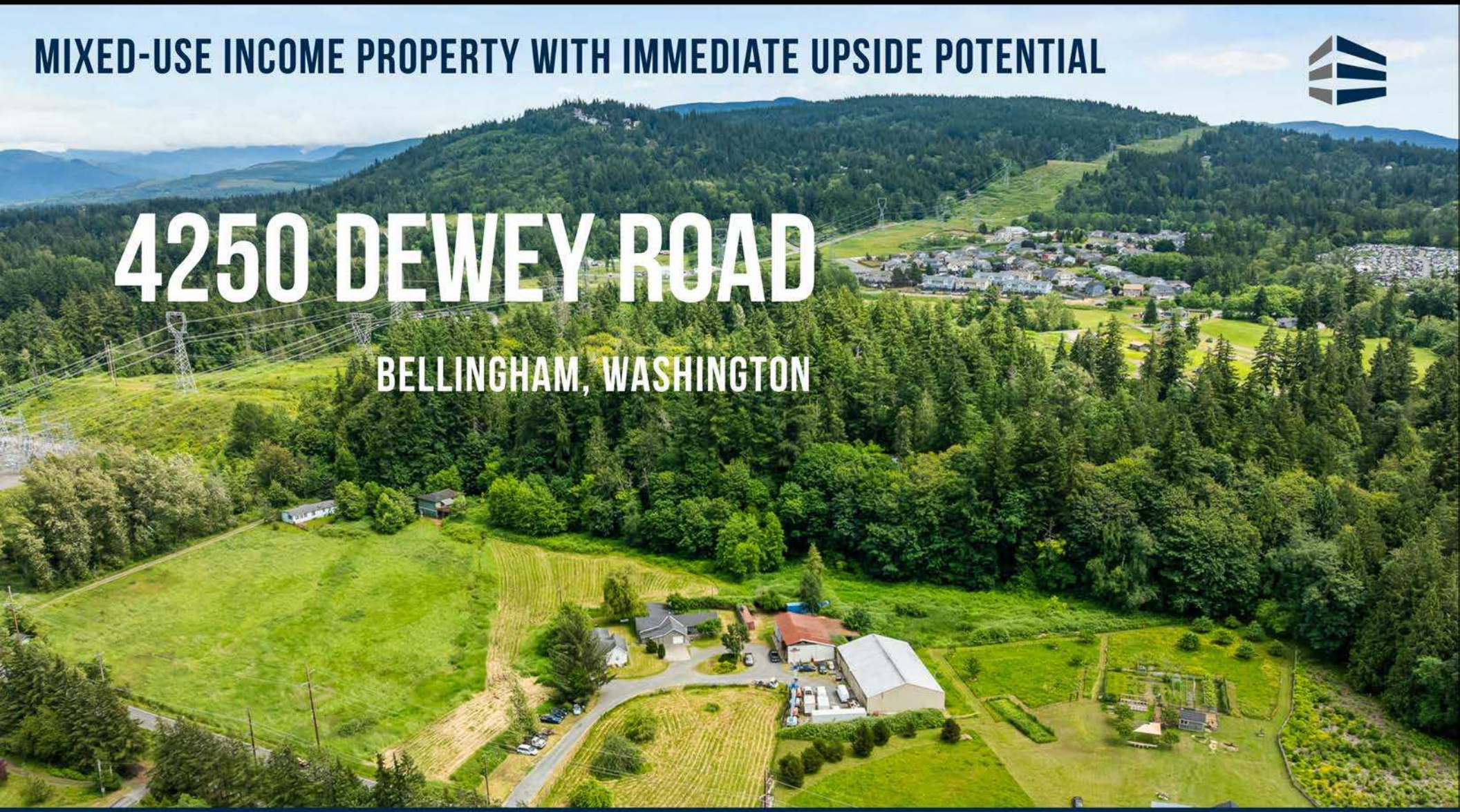
MIXED-USE INCOME PROPERTY WITH IMMEDIATE UPSIDE POTENTIAL

4250 DEWEY ROAD

BELLINGHAM, WASHINGTON



2
RESIDENTIAL RENTALS

6.66
ACRES

6,000 SF
SHOP SPACE

EXCEPTIONAL REGIONAL CONNECTIVITY

4250 DEWEY ROAD

PRICE: $1,150,000

- 2 Residential Rentals
  - month-to-month
  - under market rent
  - 3 bed/1 bath home
  - 4 bed/1 bath home







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4250 DEWEY ROAD

- 6,000 SF shop
  - with mezzanine
  - lease thru Dec 2026
- 3,500 SF pole building
  - lease thru Dec 2026
  - under market rent





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4250 DEWEY ROAD

- 6.66 acres
- Whatcom County zoning R5A
- NOI: $57,500 /yr (actual)
- Proforma NOI: $99,000 /yr
- Rents are under market
- Residential leases month-to-month
- Shop leases thru December 2026



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RARE OPPORTUNITY FOR IMMEDIATE VALUE-ADD OR REDEVELOPMENT ON 6.66 ACRE LOT. THIS PROPERTY PROVIDES A STABLE INCOME WHILE ALLOWING FOR FUTURE UPSIDE THROUGH REPOSITIONING, REDEVELOPMENT, OR OPERATIONAL OPTIMIZATION.







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PROPERTY FACTS



- WATER SOURCE: WELL
- SEPTIC
- R5A COUNTY ZONING
- MULTIPLE INCOME STREAMS
- ANNUAL RENT: $71,820
- ANNUAL EXPENSES: $13,112
- 2 RESIDENTIAL RENTALS
- 6000 SF SHOP
- 3500 SF POLE BUILDING
- APPROXIMATELY 4 ACRES OF EXCESS LAND

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Location Facts & Demographics

Bellingham, WA 98226 based on data from CoStar acquired from the U.S. Census

CITY, STATE

BELLINGHAM, WA

POPULATION

170,114

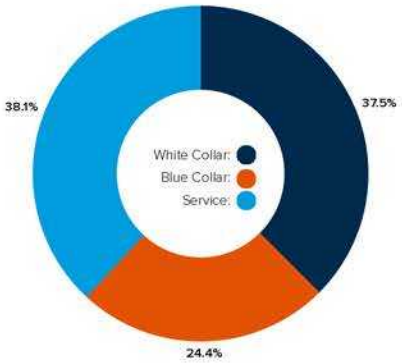
MEDIAN HH INCOME

$72,043

AVG. HH SIZE

2.4

EMPLOYMENT



60.2% Employed

3.5% Unemployed

RACE & ETHNICITY

White:	76.3%
Asian:	5.41%
Native American:	.93%
Pacific Islanders:	.26%
African-American:	1.25%
Hispanic:	6.42%
Two or More Races:	9.43%

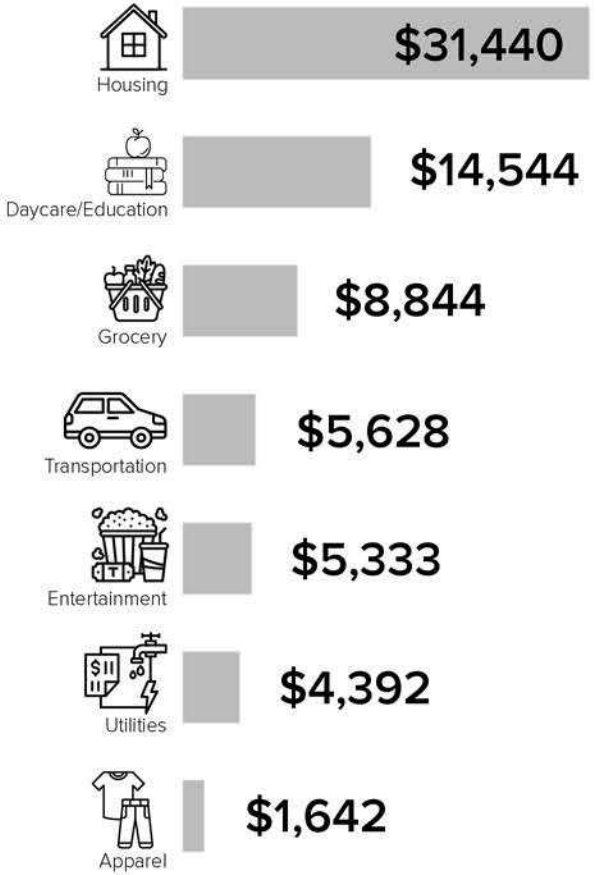
EDUCATION

High School Grad:	19%
Some College:	31%
Associates:	8%
Bachelors:	23%
Advanced Degree:	13%

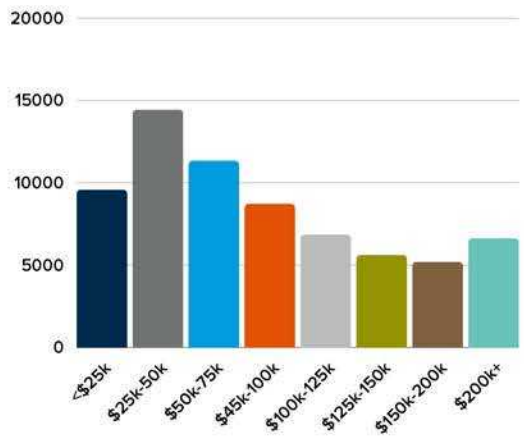
HOME OWNERSHIP



AVG. HH SPENDING

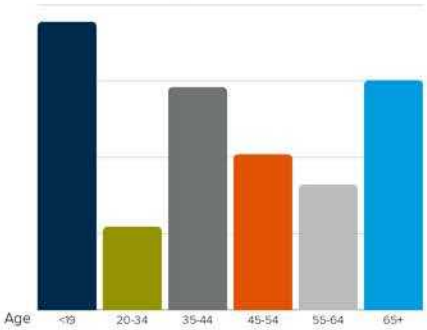


INCOME BY HOUSEHOLD



GENDER & AGE

51.5% **48.5%**



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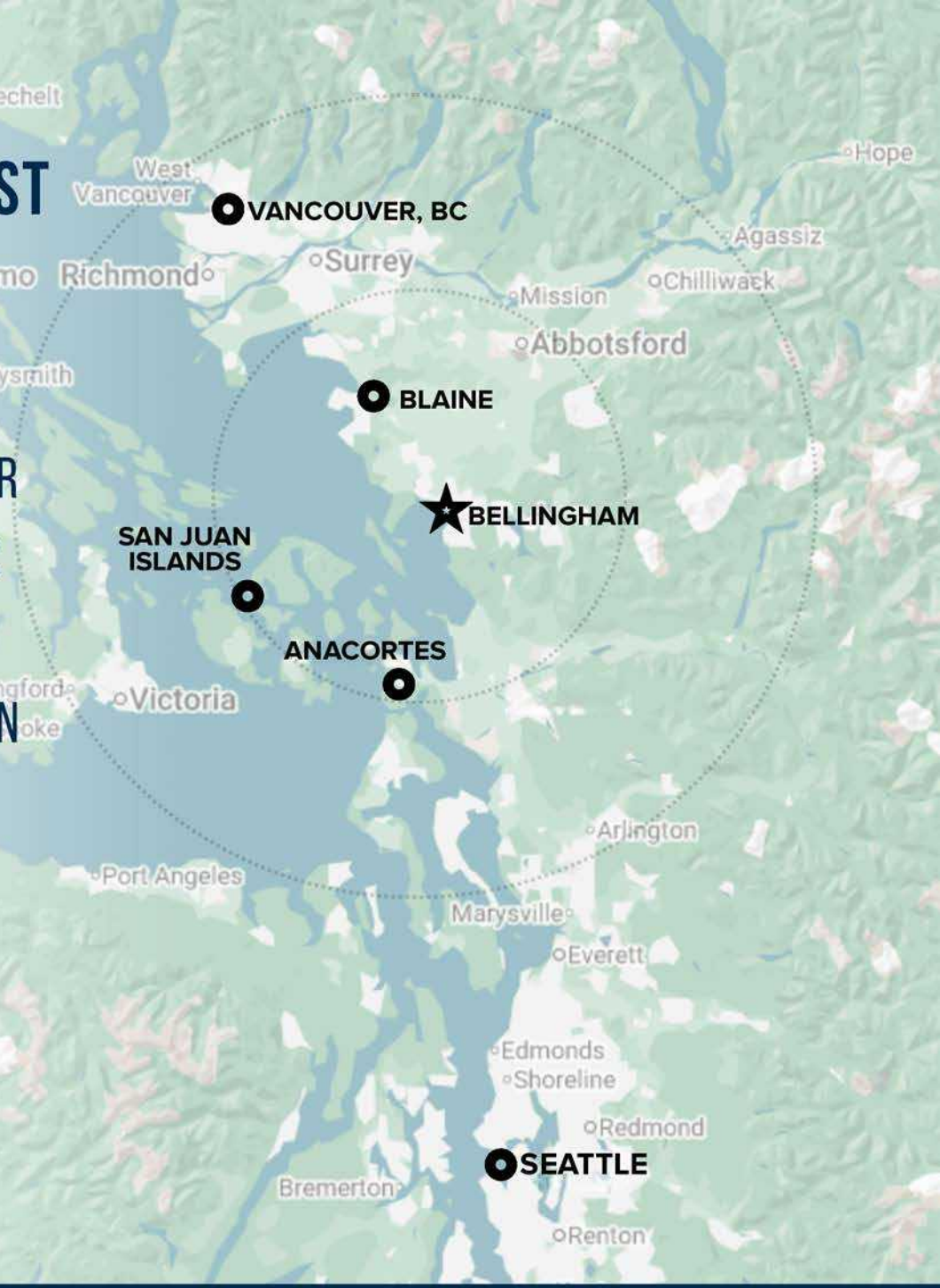
BELLINGHAM:
BEST OF THE PACIFIC NORTHWEST

AS THE NORTHERN GATEWAY TO WASHINGTON STATE, WHATCOM COUNTY OFFERS DIRECT ACCESS TO BOTH THE SEATTLE AND VANCOUVER METROPOLITAN AREAS, CREATING A STRATEGIC LOCATION FOR BUSINESSES, RESIDENTS, AND INVESTORS ALIKE. WITH SUSTAINED POPULATION GROWTH, EXPANDING EMPLOYMENT SECTORS, CROSS-BORDER COMMERCE, AND A HIGHLY DESIRABLE QUALITY OF LIFE, THE REGION CONTINUES TO ATTRACT DEVELOPMENT AND INVESTMENT THROUGHOUT THE PACIFIC NORTHWEST.



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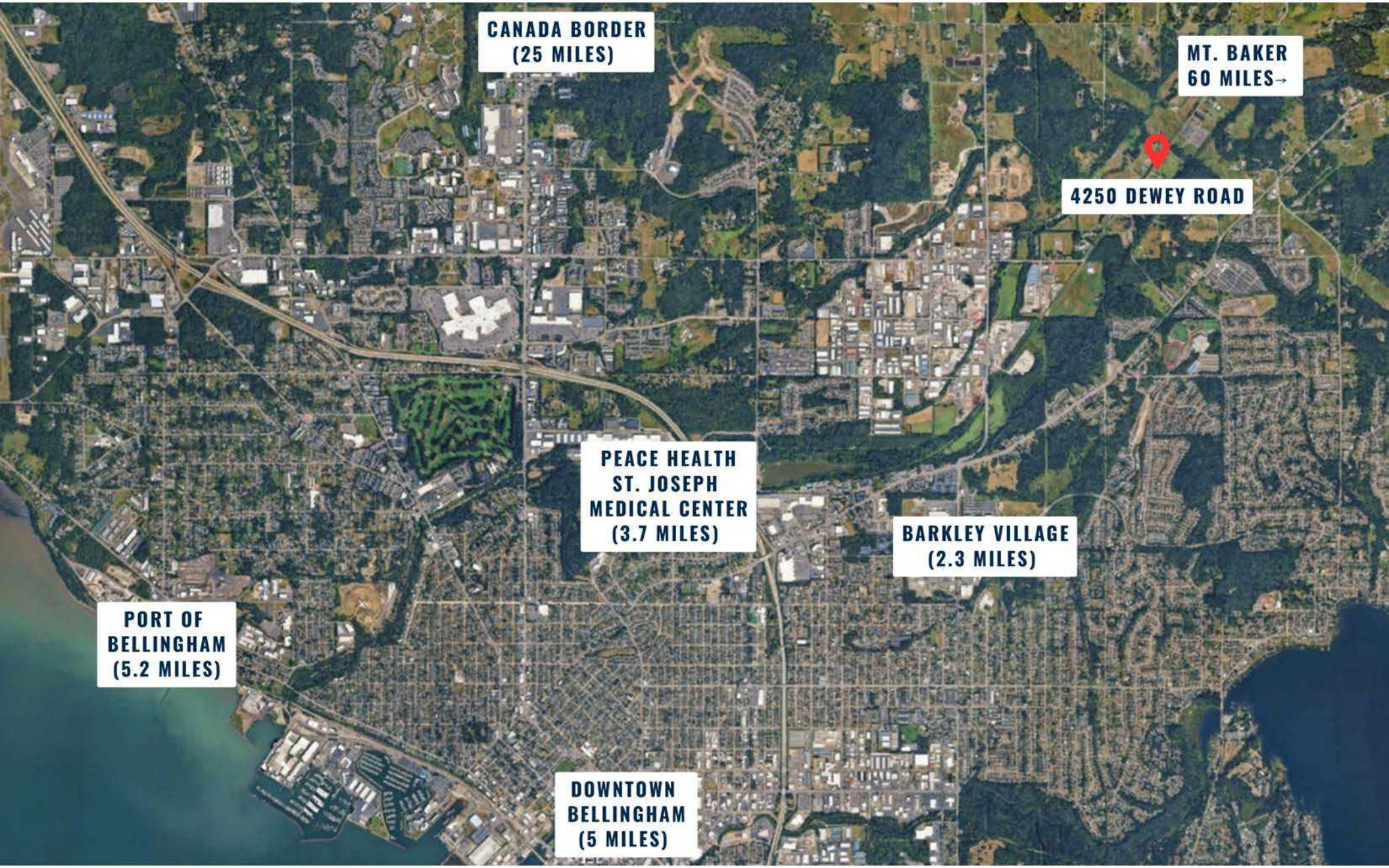
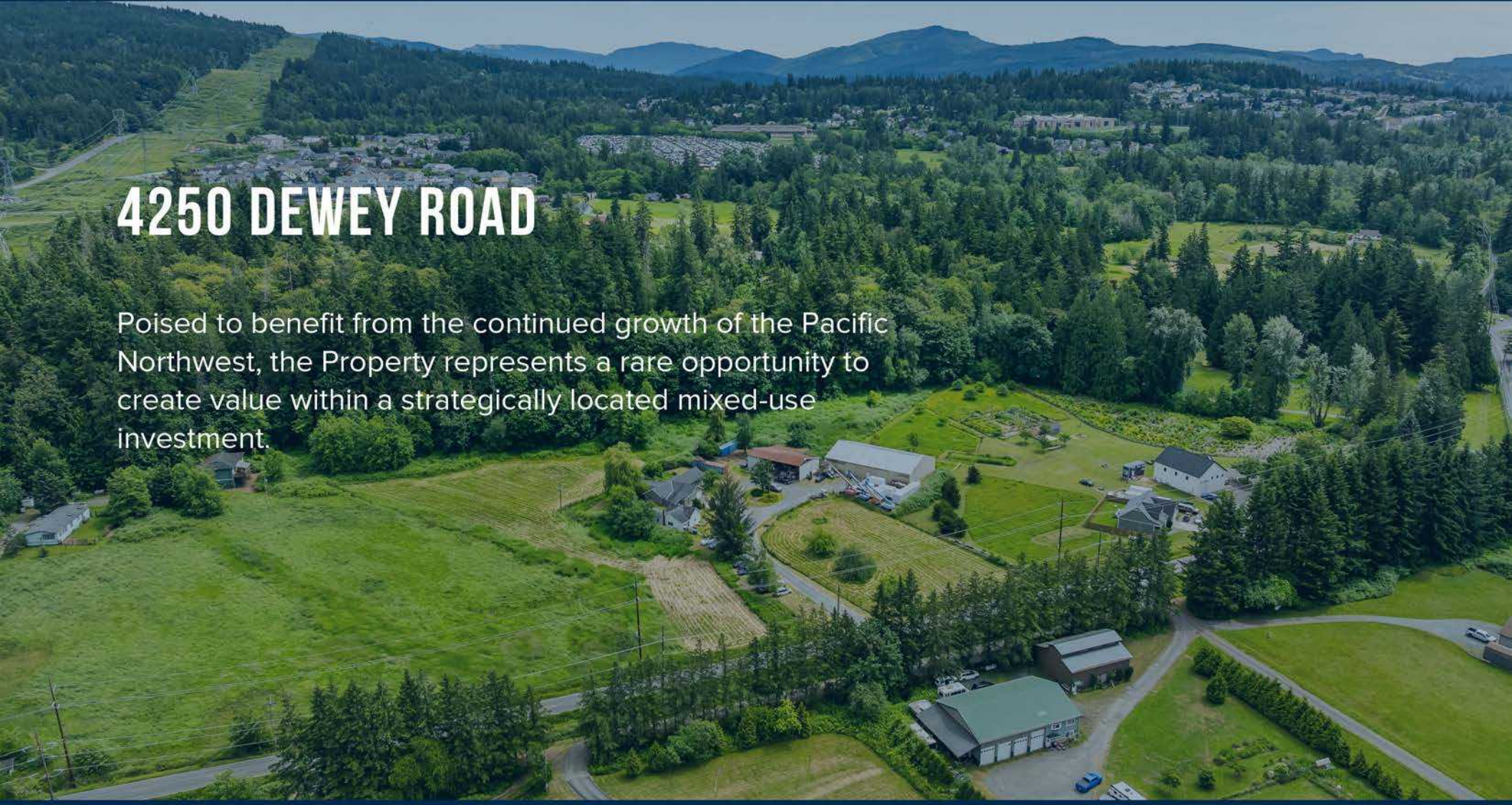
AREA MAP


CANADA BORDER
(25 MILES)
MT. BAKER
60 MILES→
4250 DEWEY ROAD
PEACE HEALTH
ST. JOSEPH
MEDICAL CENTER
(3.7 MILES)
BARKLEY VILLAGE
(2.3 MILES)
PORT OF
BELLINGHAM
(5.2 MILES)
DOWNTOWN
BELLINGHAM
(5 MILES)



4250 DEWEY ROAD

Poised to benefit from the continued growth of the Pacific Northwest, the Property represents a rare opportunity to create value within a strategically located mixed-use investment.

Windermere
COMMERCIAL

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