FOR SALE

Commercial & Industrial Development Opportunity



Windermere
COMMERCIAL

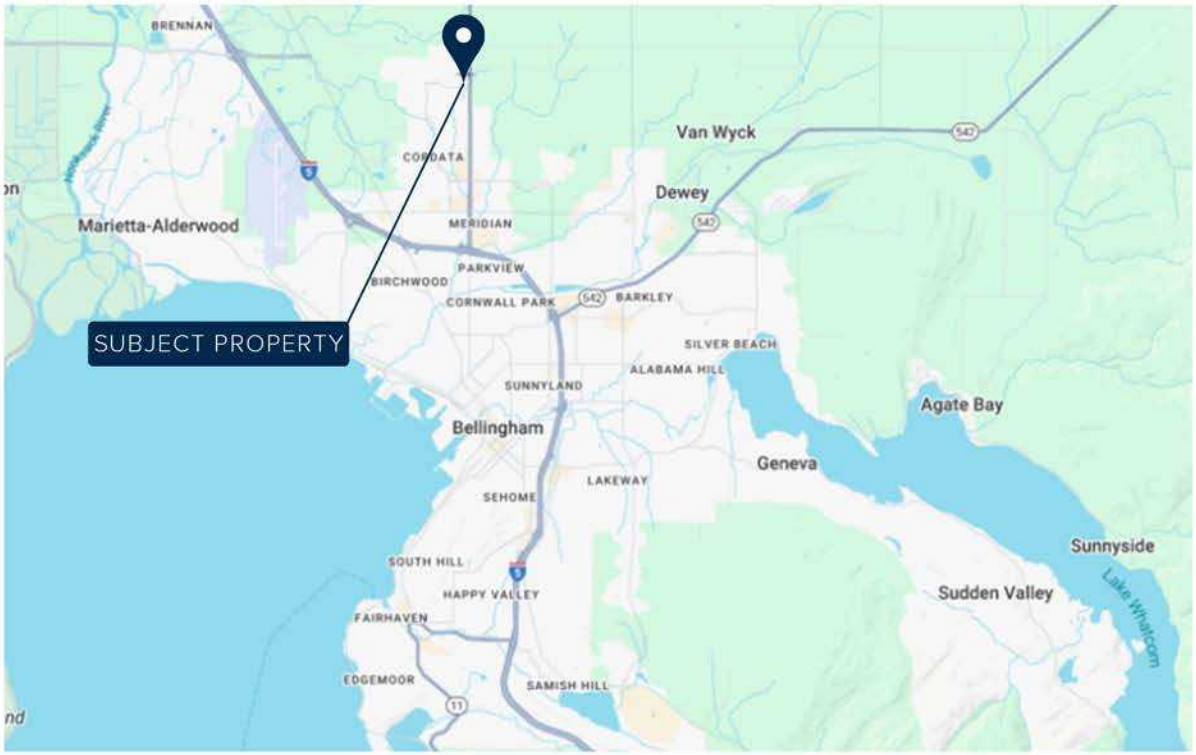
4777-4781 Guide Meridian
Bellingham, WA 98226

ASSET SUMMARY

NWMLS #:	
CBA #:	
CITY:	Bellingham
COUNTY:	Whatcom
MARKET:	North Counties
STYLE:	Commercial; Multi-Family
APN#:	3802014683840002; 3802014683840000
ZONING:	Industrial; Multi-Family
LOT SIZE:	9.6+/- Acres
YEAR BUILT:	1973-1986
# OF BUILDINGS:	7
# OF RESIDENTIAL RENTAL UNITS:	3
# OF COMMERCIAL RENTAL UNITS:	3
TOTAL RENTABLE SQFT:	13,282 SF
OFFICE SQFT:	2,000 SF
WAREHOUSE SQFT:	2,500 SF
TOTAL MONTHLY INCOME:	$13,700
FRONTAGE:	331'
COVERED PARKING:	4

PRICE: **$1,999,999**





ROBERT SANDOZ | (425) 466-6705 | rsandoz@windermere.com
LORRIE DUJMOVICH | (360) 920-8952 | lorriedujmovich@windermere.com

PROPERTY OVERVIEW

PRIME COMMERCIAL & INDUSTRIAL DEVELOPMENT OPPORTUNTY

4777-4781 Guide Meridian, Bellingham WA 98226

Seize this rare opportunity to acquire a premium commercial and industrial development property on the highly visible Guide Meridian in Bellingham, WA.

This strategically located property offers approximately 331 linear feet of frontage and provides multiple income streams to offset carrying costs while you plan future development.

PROPERTY HIGHLIGHTS

- 331 feet of frontage on the heavily trafficked Guide Meridian (SR 539)
- Existing rental income from:
  - Three (3) Residential Units
  - A Commercial Showroom
  - Manufacturing Space
  - Laydown Yard
- Utilities: Currently on septic and community water, with public utilities planned for the near future
- Zoning & Location: Ideal for a wide range of future commercial or light-industrial uses

Whether you're an investor, developer, or owner-user, this property offers exceptional potential for redevelopment, expansion, or continued income generation in one of Bellingham's most desirable commercial corridors.

Don't miss this special opportunity to own a prime development property on the Guide Meridian - a major connector with strong visibility, accessibility, and growth potential.







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WAREHOUSE & SHOWROOM











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RENTAL UNIT #1









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RENTAL UNIT #2









ROBERT SANDOZ | (425) 466-6705 | rsandoz@windermere.com
LORRIE DUJMOVICH | (360) 920-8952 | lorriedujmovich@windermere.com

RENTAL UNIT #3









ROBERT SANDOZ | (425) 466-6705 | rsandoz@windermere.com
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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

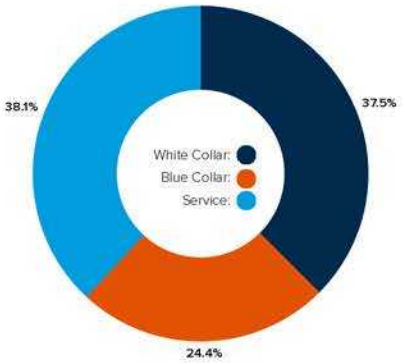
MEDIAN HH INCOME

$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%

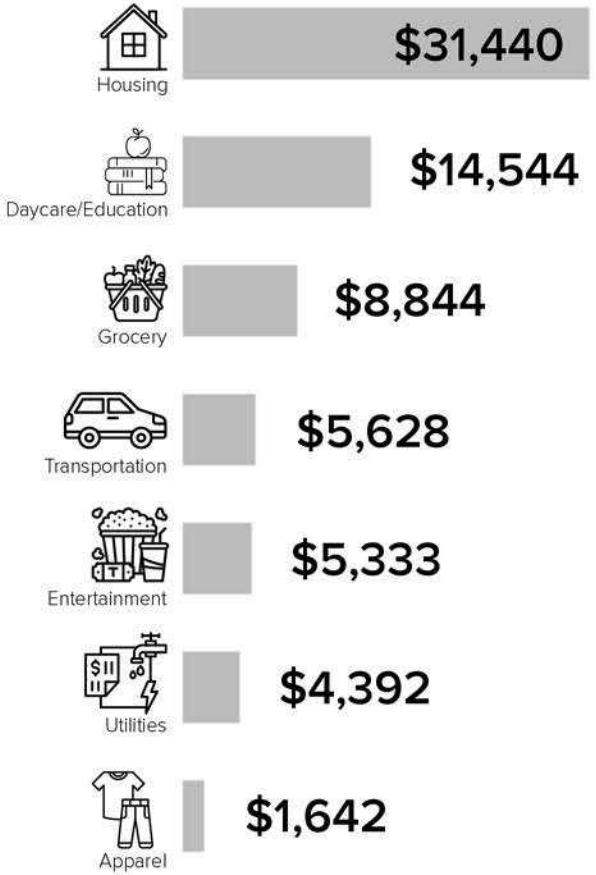
EDUCATION

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

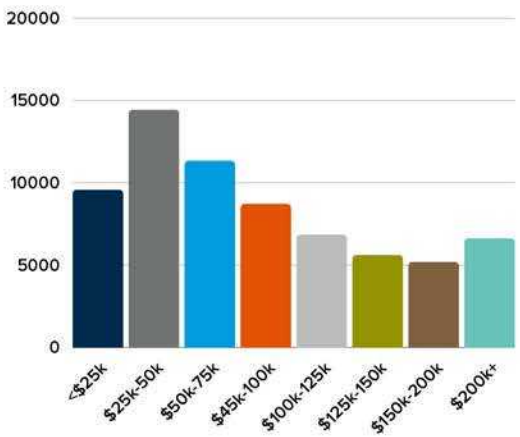
HOME OWNERSHIP



AVG. HH SPENDING

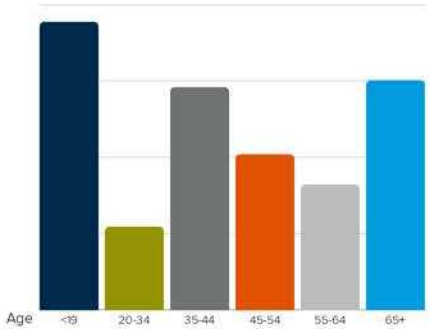


INCOME BY HOUSEHOLD



GENDER & AGE

51.5% **48.5%**



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LOCATION & DEMOGRAPHICS

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LOCATION & DEMOGRAPHICS

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BELLINGHAM, WA

Poised between Seattle and Vancouver, BC, Bellingham and its surrounding cities are booming with commerce and industry. As the northern-most continental region on the west coast, Whatcom County provides key transportation amenities to the greater northwest area. Interstate 5, the main north-south roadway between Mexico and Canada, runs through the center, leading to four border crossings into Canada, the outset of the Mount Baker Highway, the departure port of the Alaska State Ferry, and Bellingham International Airport. Whatcom County's natural beauty, prime location, and diverse population are a great attraction for business and leisure.

Bellingham has a population of approximately 170,000 residents, and the greater Whatcom County population is about 232,000. Western Washington University, Whatcom Community College, and Bellingham Technical college provide a wide range of continuing education opportunities and attract students from near and far.

Retail, agriculture, manufacturing, medical, education, transportation, and technology industries are all firmly rooted and growing in Bellingham. Due to its close proximity to both Seattle and Vancouver, paired with generally lower overhead costs, Whatcom County is a haven for new businesses and those looking to expand into new markets. Featuring an international airport, deep water marine port, railway line, and Intestate 5, Bellingham is an excellent place to start, continue, and grow a business, whatever industry it may be.



Located on Bellingham Bay with Mount Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. It's 85 miles north of Seattle and 50 miles south of Vancouver, B.C. Named a "Best Place To Play Year Round" and "Adventure Town USA," Bellingham is best known for its outdoor recreation (from the Cascade Mountains to the Salish Sea), world-class brews, and a community that favors locally sourced entertainment, food, and experiences.



NEARBY ATTRACTIONS:

- Galbraith Mountain
- Ski to Sea
- Downtown Bellingham
- Bellingham Farmer's Market
- Historic Fairhaven
- Boulevard Park
- 70 Miles of Parks and Trails
- Bellingham Bay
- Lake Padden
- Chuckanut Drive
- Mount Baker
- Vancouver, B.C.

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EXCLUSIVELY LISTED BY:



ROBERT SANDOZ
CCIM, ALC

Managing Broker
rsandoz@windermere.com
(425) 466-6705
www.wrecommercial.com



LORRIE DUJMOVICH

Realtor/Broker
lorriedujmovich@windermere.com
(360) 920-8952
www.teamdujmo.com



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