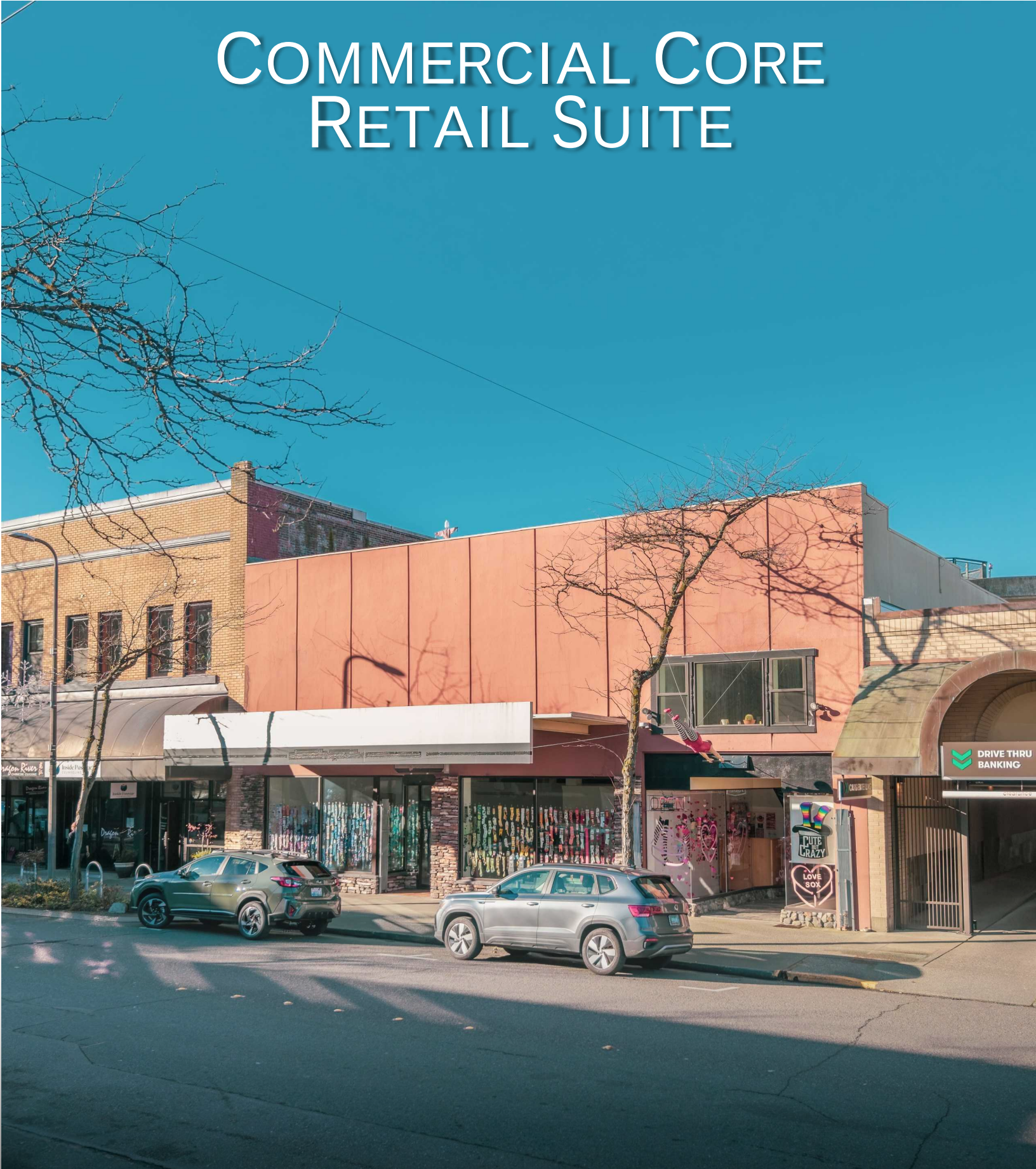
Commercial Core Retail Suite



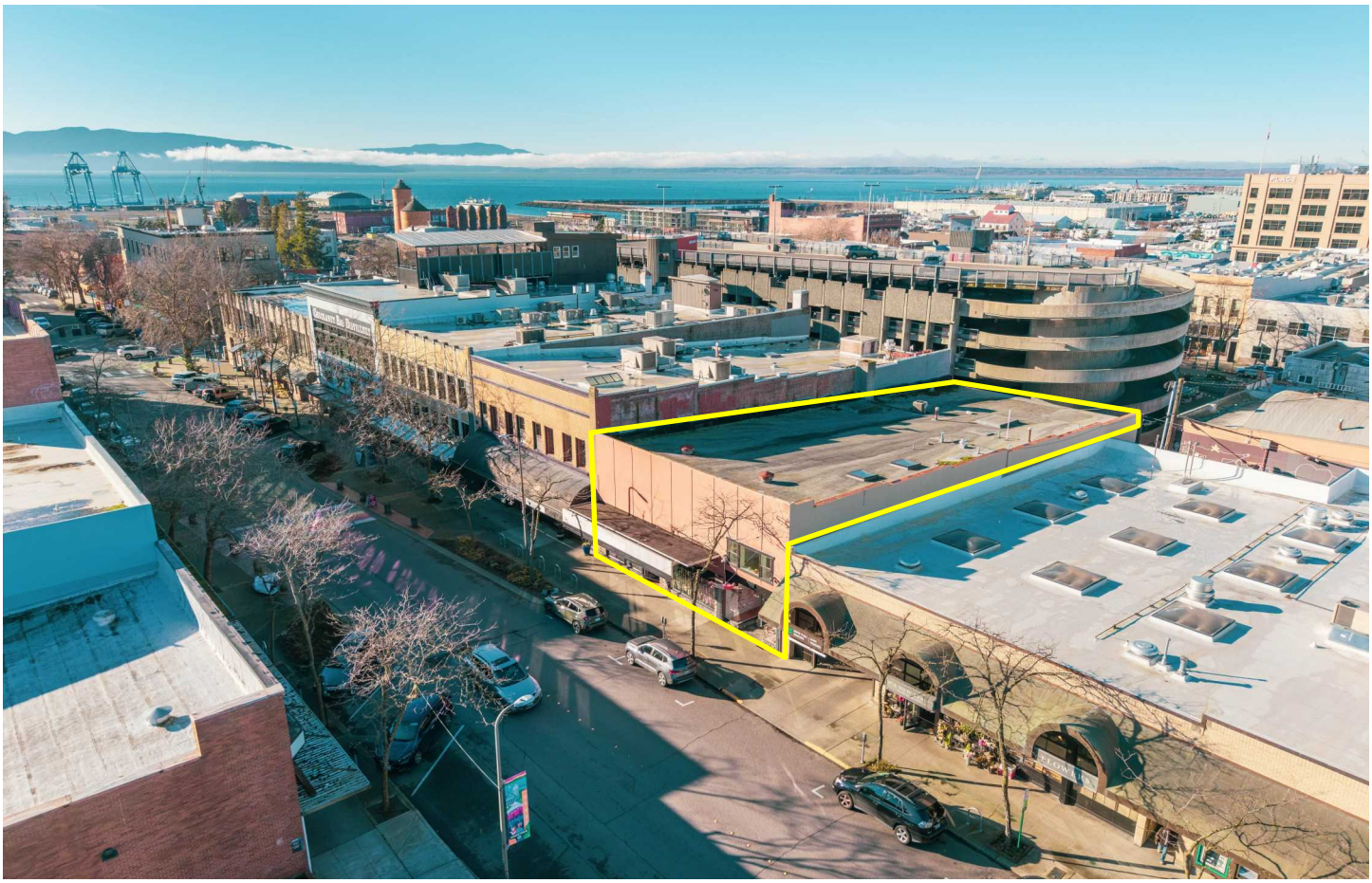
1321 Cornwall Ave., Bellingham, WA

KC Coonc, Designated Broker

(360) 305-9977 | KC@PCRnw.com

PCR
PACIFIC CONTINENTAL REALTY, LLC

EXISTING BUILDING



Sale Price: $1,100,000

CBA #: 44212975
NWMLS #: 2471342

For Lease:

Base Rent: $14 SF/Y
Est. NNN: $3.57 SF/Y
Base Rent + NNN = $10,364 Per Month

CBA #: 44800941

- Sprinkled: No
- Roof: Torch Down
- Construction: Concrete Brick and Mortar
- Building Main Floor: 6,415 SF
- Mezzanine: 663 SF
- Basement Storage: 720 SF

Situated in Bellingham's Retail Commercial Core, this building is situated next to Peoples Bank on Cornwall Avenue. Current retail use includes a small storefront with the balance of the building set up for retail online sales. The long-term tenant is currently month to month. Before the current use, the building was segregated for two separate retail tenants. Potential value add by creating second floor apartments over the commercial space. Please do not disturb operating business. Appointment required. Seller financing OAC, 20% down, 6% P&I, 25-year amortization, 5-year balloon.

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Surrounding Area

Food & Drink

- La Fiamma
- Fiamma Burger
- Horseshoe Café
- Juxt
- Camber Coffee
- Storia Cucina
- Bayou on Bay
- Bagelry
- AB Crepes
- Neko Cat Café
- Tadeo's Mexican
- Aslan Brewing Company
- Goat Mountain Pizza Co.
- Mt. Baker Café
- Little Cheerful Café
- Wood's Coffee
- Sweet As Waffles
- Café Rumba

Shopping & Entertainment

- Backcountry Essentials
- Bellingham Bay Runners
- Fringe
- Beck's Shoes
- Mt. Baker Theater
- Pickford Film Center
- Bay Street Village
- Whatcom Museum
- SPARK Museum
- Wild Buffalo
- The Ranch Room
- The Blue Room
- BAAY Theater
- Ruckus Room
- WTA Center
- Bellingham's Farmers Market
- Rumors Cabaret
- Waypoint Park

Current & Future Housing Projects



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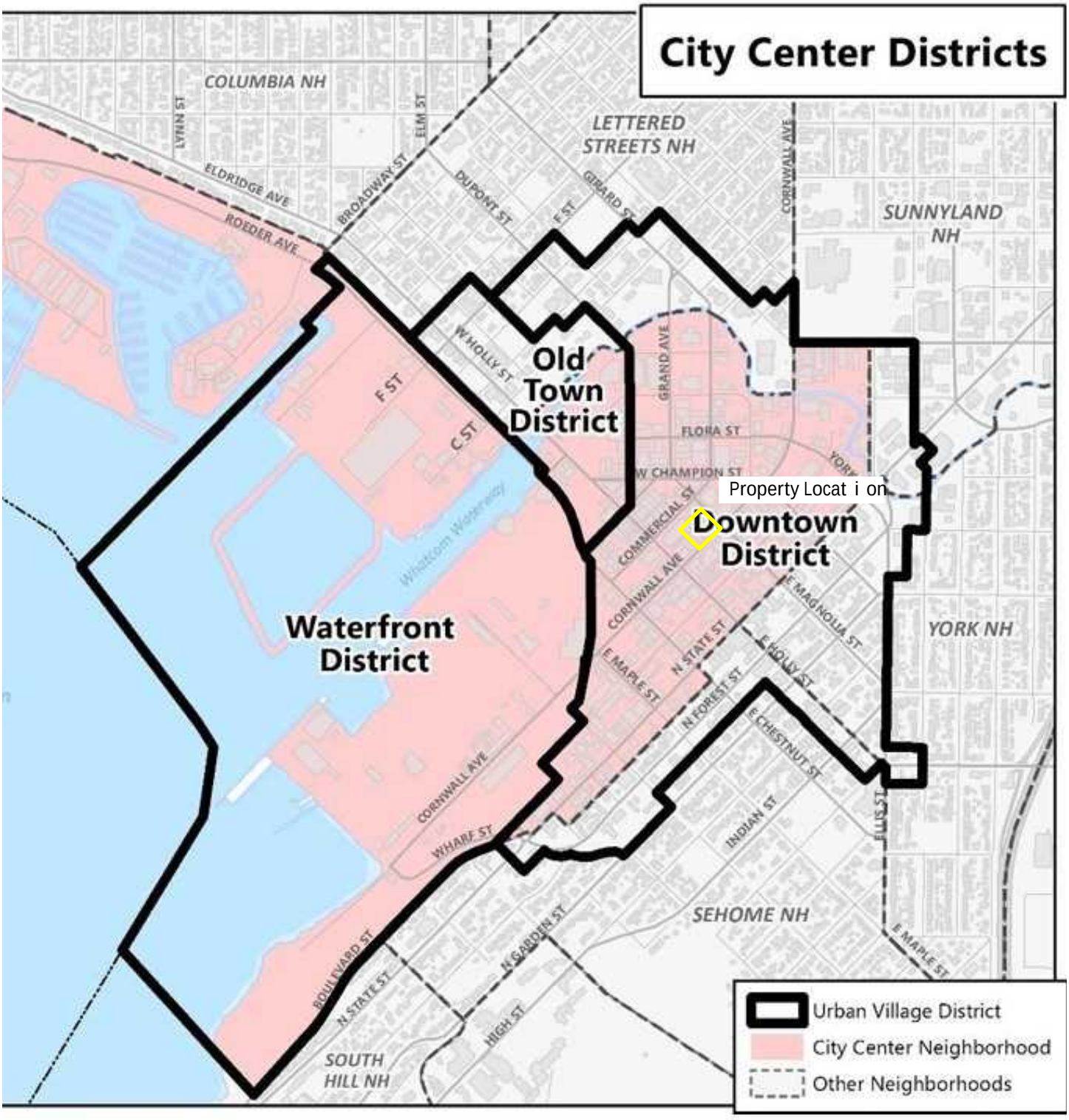
ZONING MAP

Portions of the Downtown District and Old Town District, along with the Waterfront District and Squalicum Harbor, comprise the City Center Neighborhood. The City Center Neighborhood Plan unites the three districts under a common planning umbrella, while the goals, policies, and regulations for each are contained within the plans and development codes for each individual area. The Downtown District also includes portions of the four neighborhoods abutting the City Center.



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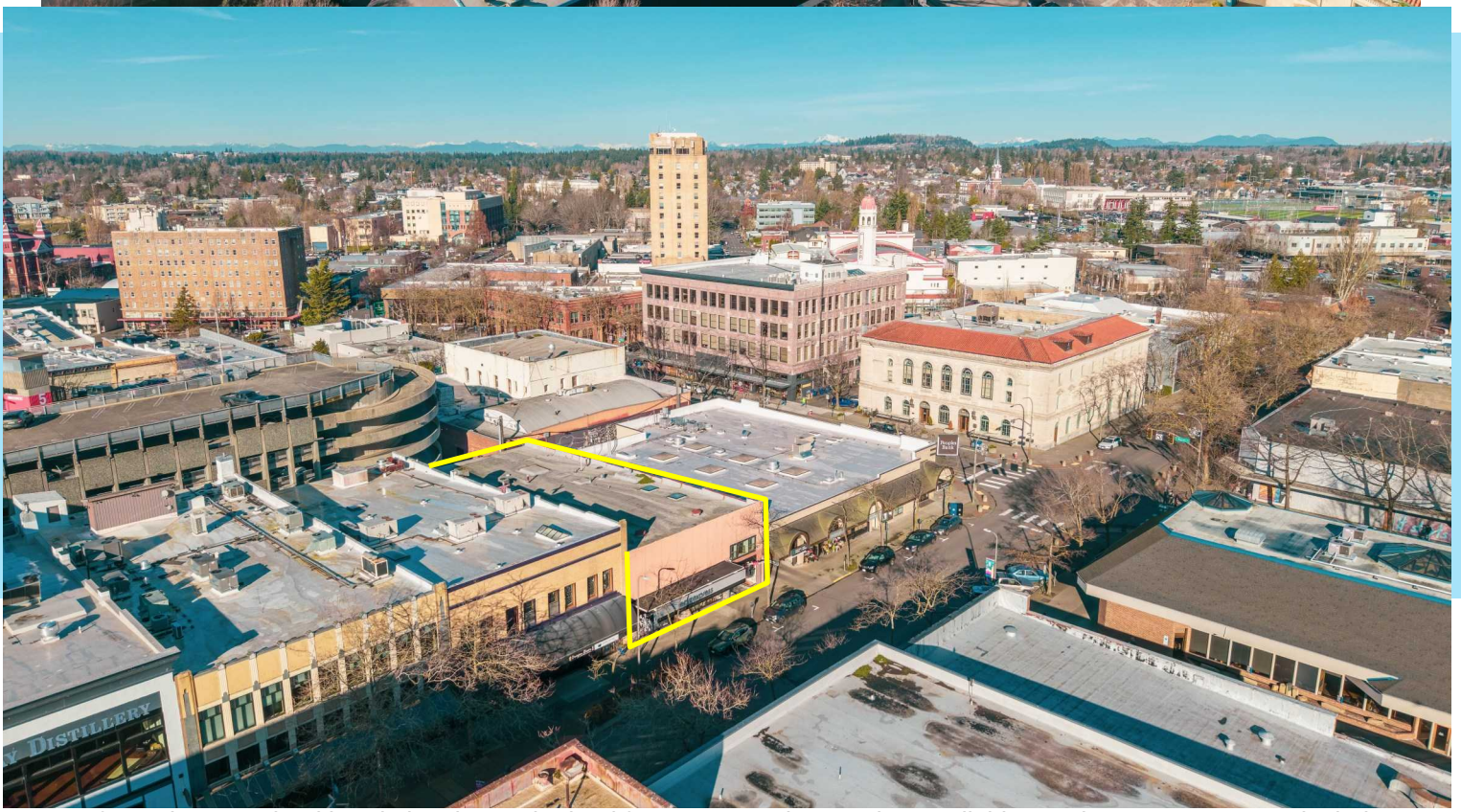
PHOTOS





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Market Area

The Pacific Northwest scarcely gets more peaceful than unspoiled Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually businesses are migrating north to the area in order to find a new and better home. 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, historical museums, gourmet restaurants and fine arts.



Natural Beauty

The dominating Mt. Baker towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



Strategic Location

The prosperous city Vancouver, Canada only sits 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham provides an essential middle point for those looking to operate within both expanding districts.



Higher Education

Within Whatcom there are five different institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provide qualified and skilled workers.

Demographics



Population

Whatcom County:	230,077
Bellingham:	93,910



Average HH Income

Whatcom County:	$80,569
Bellingham:	$80,709



Median Age

Whatcom County:	39
Bellingham:	37.5

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