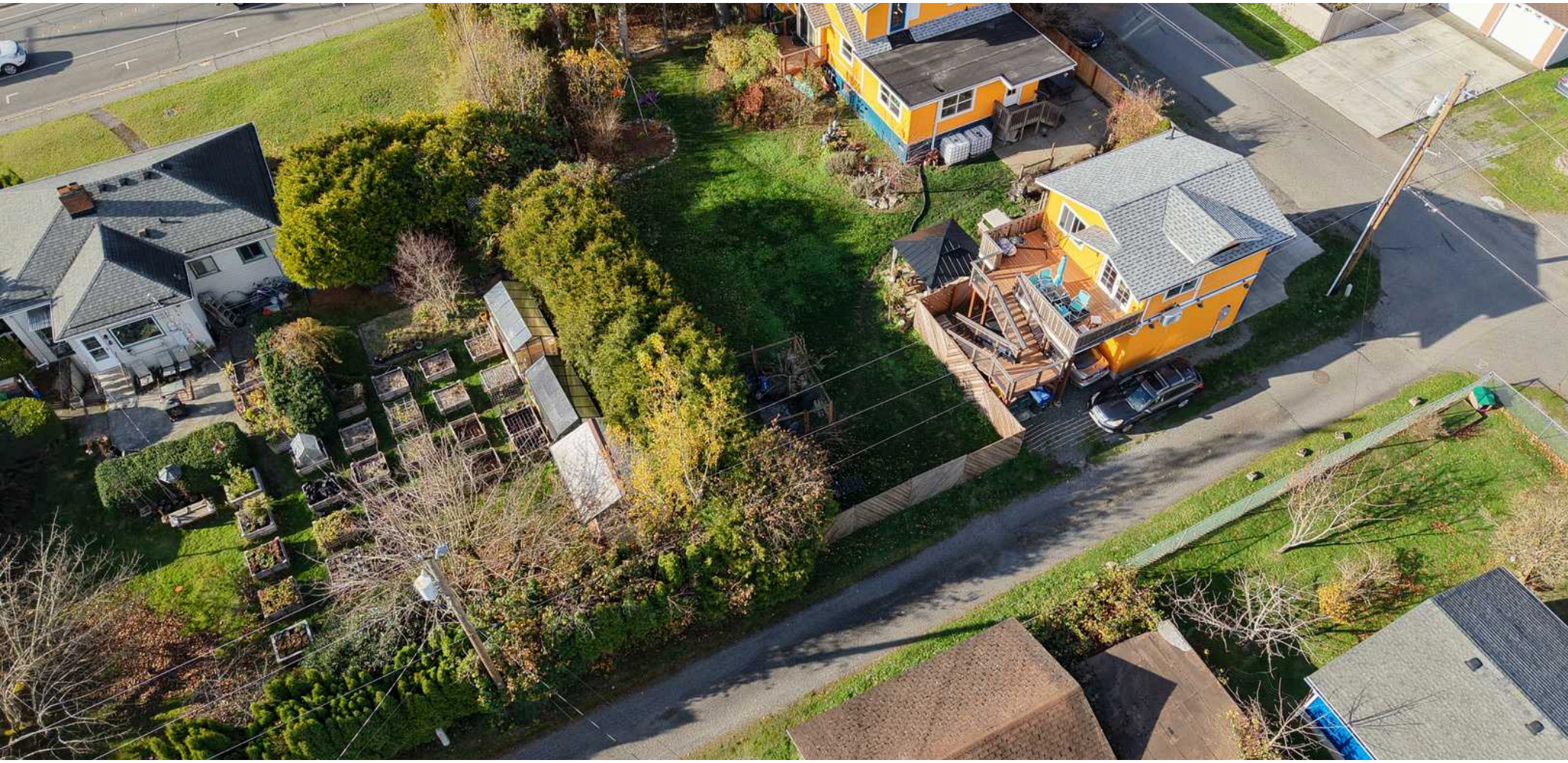
RESIDENTIALPARCEL

27XXOrleansStreet,Bellingham,WA98226



KenMann,Broker

(360)483-6020|Ken@PCRnw.com

PCR

PACIFIC CONTINENTAL REALTY, LLC

Overview

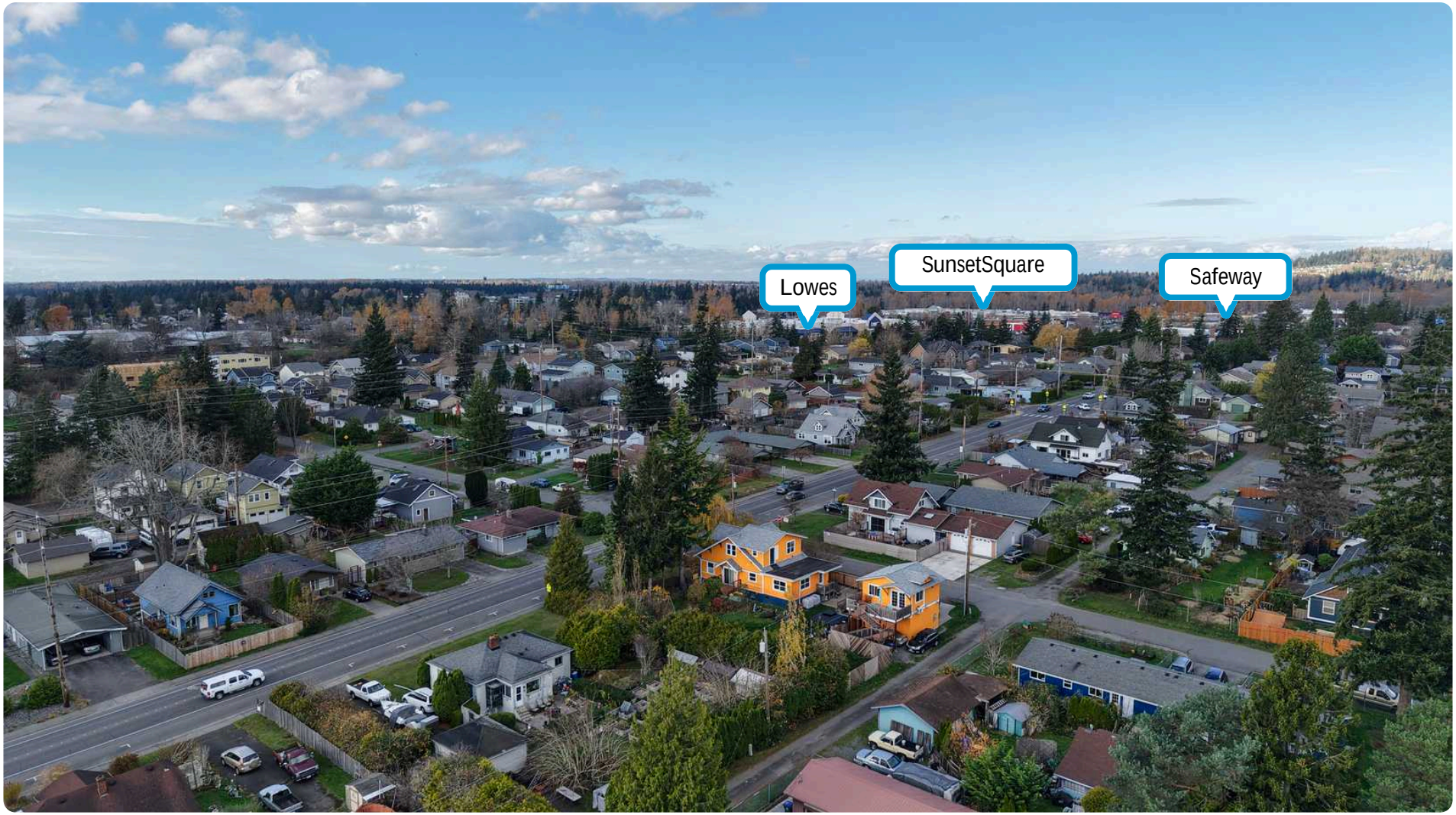


SalePrice:$279,000

Level,buildablelotinexcellentlocation.Allutilitiesareavailableinthestreetoralley.Streetparkingandbikelane. Interurbantrailisjustoutthedoorandaccesstobarkeley,Downtown,orGalbraithMountainisaneasypedal.Zoning allowsforarangeofoptions–singlefamilyhome,ADUs,orduplexes. Raisedgardenbedsandgreenhouseswillberemovedpriortoclosing.Neighboringparcelsalsoavailable. Calllistingagentforshowing;pleasedonotdisturbthesiteorneighbors.

Informationcontainedhereinhasbeenobtainedfromsourcesthatwedeemreliable.Wehavenoreasontodoubtitsaccuracy,butwedonotguaranteeit.

Location



CanadianInternationalBorder
40Minutes

BellinghamInternationalAirport
15Minutes

I-5Exit254
5Minutes

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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.

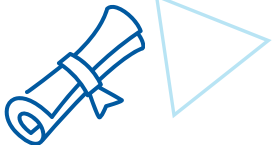
The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historicalmuseums,gourmetrestaurantsandfinearts.



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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