

FOR SALE - Rare Medical Development Site

3200 Squalicum Parkway Bellingham WA



Sales, Leasing, Management
Offices, Retail and Industrial Properties

- 1.4 acres- 60,984 SF total
4 parcels
- Price \$1,829,520.00
(\$30.00/SF)
- Divisible to two parcels
(29,406 SF) (possible
10,000SF Building site)
- Permitted for approx.
25,400 SF 2 story medical
building.
- Walking distance to
PeaceHealth
- Across from the Cancer
Center (Planned expan-
sion)
- Entitlement package
available for additional
purchase at \$135,000.00
See details in Offering-
Memorandum
- Cba# 499653
- Loopnet# 17414886
- Zoning is Institutional,
Zone 1 -Medical Support
for Area 7.



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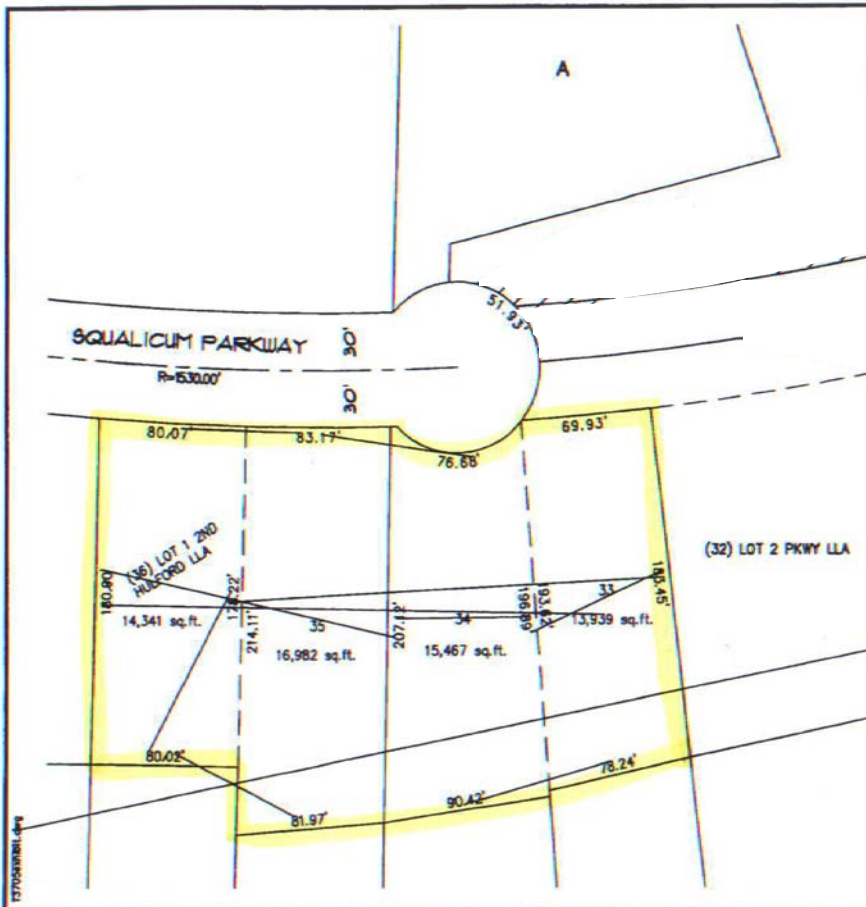
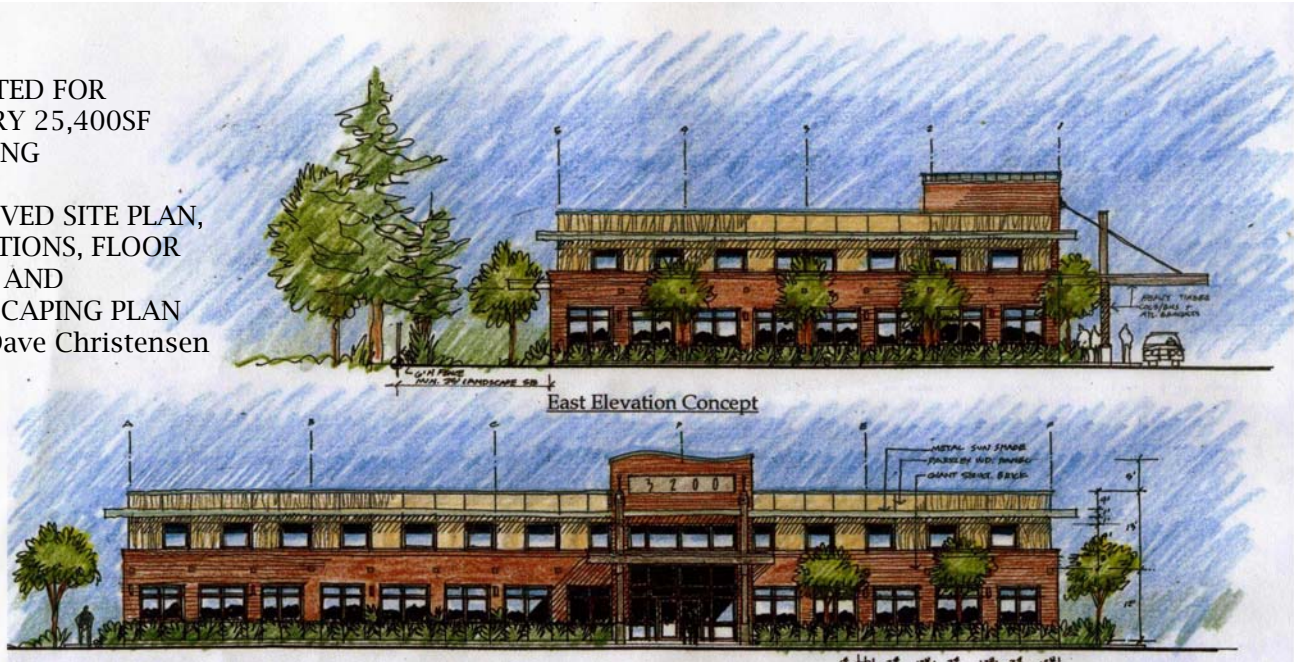
Medical Site

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- PERMITTED FOR 2 STORY 25,400SF BUILDING
 - APPROVED SITE PLAN, ELEVATIONS, FLOOR PLANS AND
 - LANDSCAPING PLAN
- BY: CDM Dave Christensen



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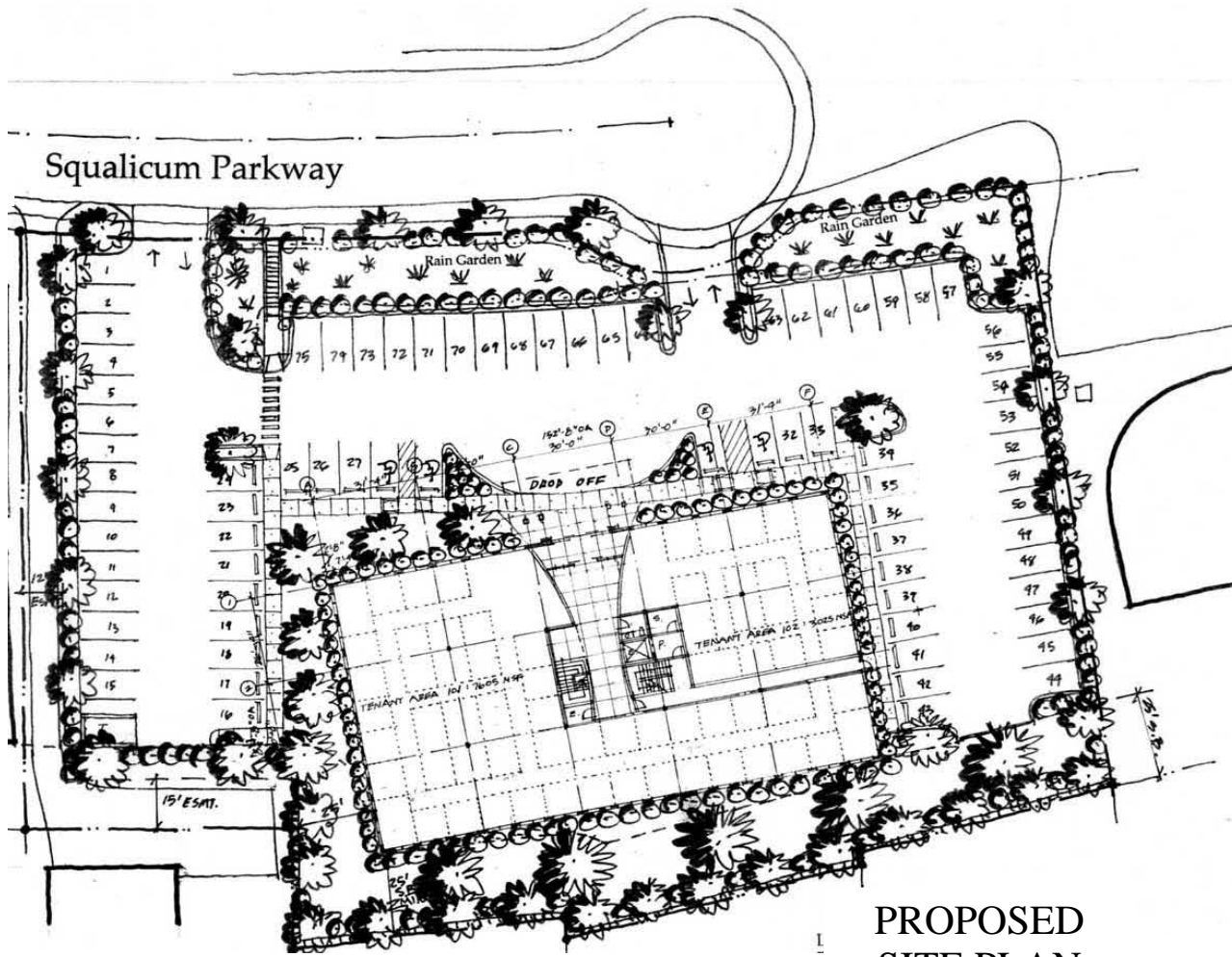
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For Sale—Medical Site

3200 Squaticum Parkway Bellingham WA



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PROPOSED
SITE PLAN

The current property owners have completed:

- Site and Topo Survey
- Engineering
- Wetlands work/approval with City
- Conceptual drawings for building
- Neighborhood agreement/approval with City
- Cross easement parking agreement

Package is available to the Buyer at a discounted price of \$135,000

OFFERING MEMORANDUM
AVAILABLE UPON

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