



SQUALICUM LOFTS

909 Squalicum Way | Bellingham, WA 98225

MINUTES FROM DOWNTOWN BELLINGHAM

MINUTES TO THE WATERFRONT

3,564 SF SUITE WITH WAREHOUSE SPACE

SALE PRICE: \$619,000.00 | CBA #: 630077

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Commercial Sales | Leasing | Management

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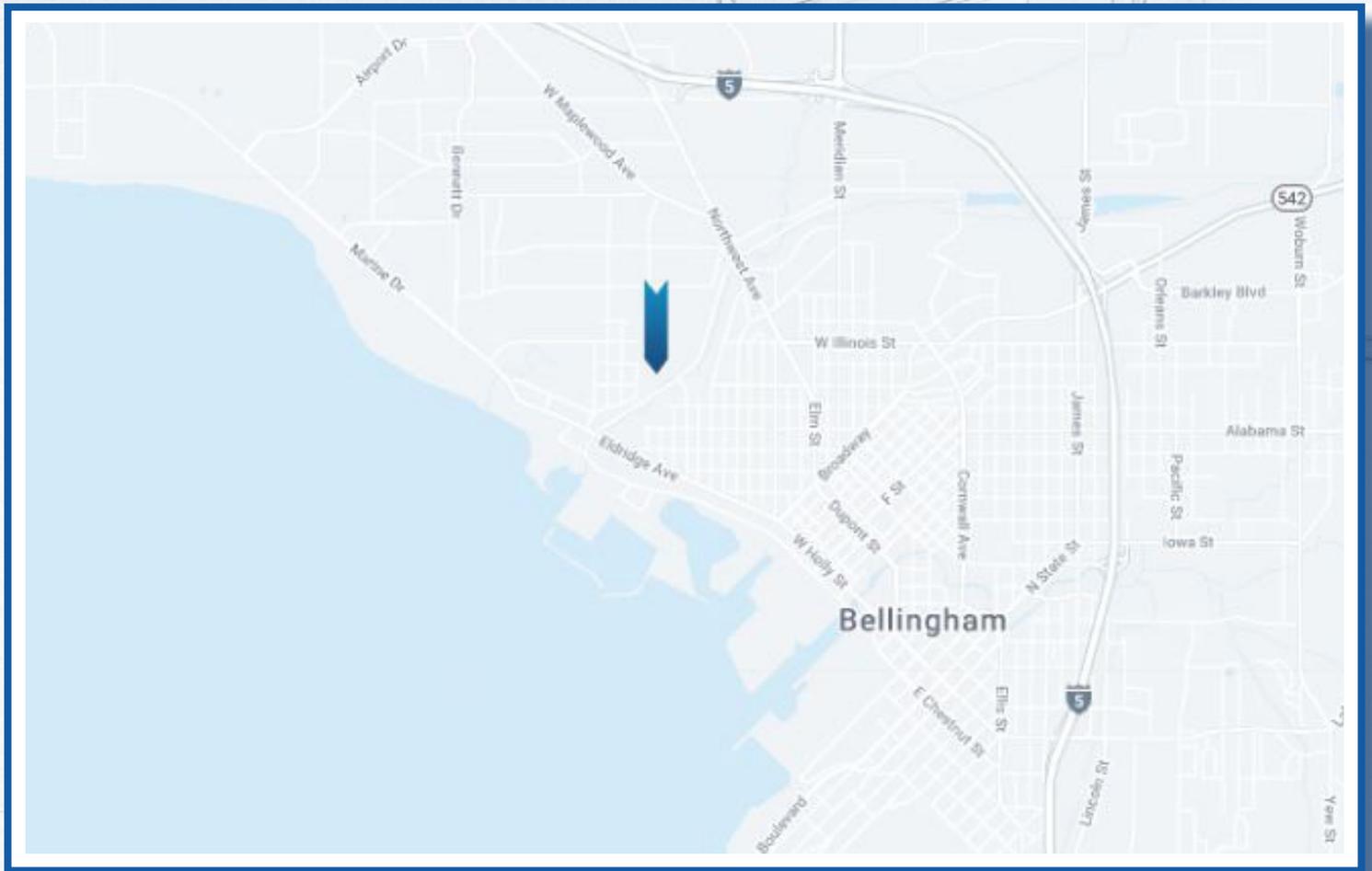
The Offering

SALE PRICE: \$619,000.00

CBA #: 630077

Easy access commercial condo off Squaticum Way near the Port of Bellingham. Offering includes units 106/119 combined into a single 3,564 sq ft unit. Professionally designed interior, currently configured for retail storefront, office, & warehouse R&D at rear of unit with 14' grade level truck door access. Many permitted uses, with easy redesign for more office or retail. Common area parking with 4 dedicated parking spaces included with 3 additional spaces that can be purchased with the unit. Sale includes Units 106B and 119B with parking spaces 51, 52, 81, 125. Additional parking spaces 139, 140, 141 are available to purchase separately for \$30k however, these specific parking spaces will not be sold prior to the successful closing of Units 106B and 119B if not included in that closing.

SQUALICUM LOFTS LOCATION



SUITE 106B







BELLINGHAM INTERNATIONAL AIRPORT
Part of Bellingham

Whatcom
COMMUNITY COLLEGE

COSTCO
WHOLESALE

Fred Meyer

TARGET

Olive Garden
ITALIAN KITCHEN

McDonald's

Walmart
Save money. Live better.

Bellingham TECHNICAL COLLEGE

PORT OF BELLINGHAM
Washington State

REGAL CINEMAS

MOD

STARBUCKS COFFEE

Haggen
NORTHWEST FRESH

HOTEL BELLWETHER
LIGHTHOUSE GRILL & SUNSET LOUNGE
BELLINGHAM BAY

Downtown Bellingham

BELLINGHAM SKAGIT VALLEY
CHUCKANUT BREWERY
ESTD 2008

WHATCOM MUSEUM

CHOCOLATE NECESSITIES

THE UPFRONT THEATRE
YOUR HOME FOR IMPROV COMEDY

Bellingham Public Library

PEPPER SISTERS
since 1988

SPARK MUSEUM OF ELECTRICAL INVENTION

TRADER JOE'S

ASLAN BREWING CO

LimeLight



About The City of Bellingham

LOCATED ON BELLINGHAM BAY WITH MT. BAKER AS ITS BACKDROP, BELLINGHAM IS THE LAST MAJOR CITY BEFORE THE WASHINGTON COASTLINE MEETS THE CANADIAN BORDER. BELLINGHAM IS 85 MILES NORTH OF SEATTLE AND AN HOUR SOUTH OF VANCOUVER B.C. TRANSPORTATION LINKS CONNECT THE COMMUNITY TO THE NEARBY SAN JUAN ISLANDS AND VICTORIA ON VANCOUVER ISLAND.

THE DOWNTOWN AREA HAS A MIXTURE OF RESTAURANTS, ART GALLERIES, AND SPECIALTY SHOPS. BELLINGHAM IS HOME TO WESTERN WASHINGTON UNIVERSITY ON SEHOME HILL, FROM WHICH THERE IS A SWEEPING VIEW ACROSS THE BAY TO THE SAN JUAN ISLANDS. VISITORS BOUND FOR ALASKA DEPART ON THE ALASKA MARINE HIGHWAY SYSTEM FERRIES FROM THE BELLINGHAM CRUISE TERMINAL IN THE HISTORIC FAIRHAVEN DISTRICT.

THERE ARE MANY CULTURAL DRAWS TO THE DOWNTOWN AREA, WITH A LOCAL MOVIE THEATER, MUSEUMS AND MANY BREWERIES POPPING UP. THE SUPPORT FROM THE AREA TO HELP CONTINUE TO GROW DOWNTOWN BELLINGHAM IS OBVIOUS. THE PLANS TO GROW THE DOWNTOWN AREA INTO AN EVEN MORE VIBRANT BUSINESS CENTERED AREA IS ALREADY IN MOTION.

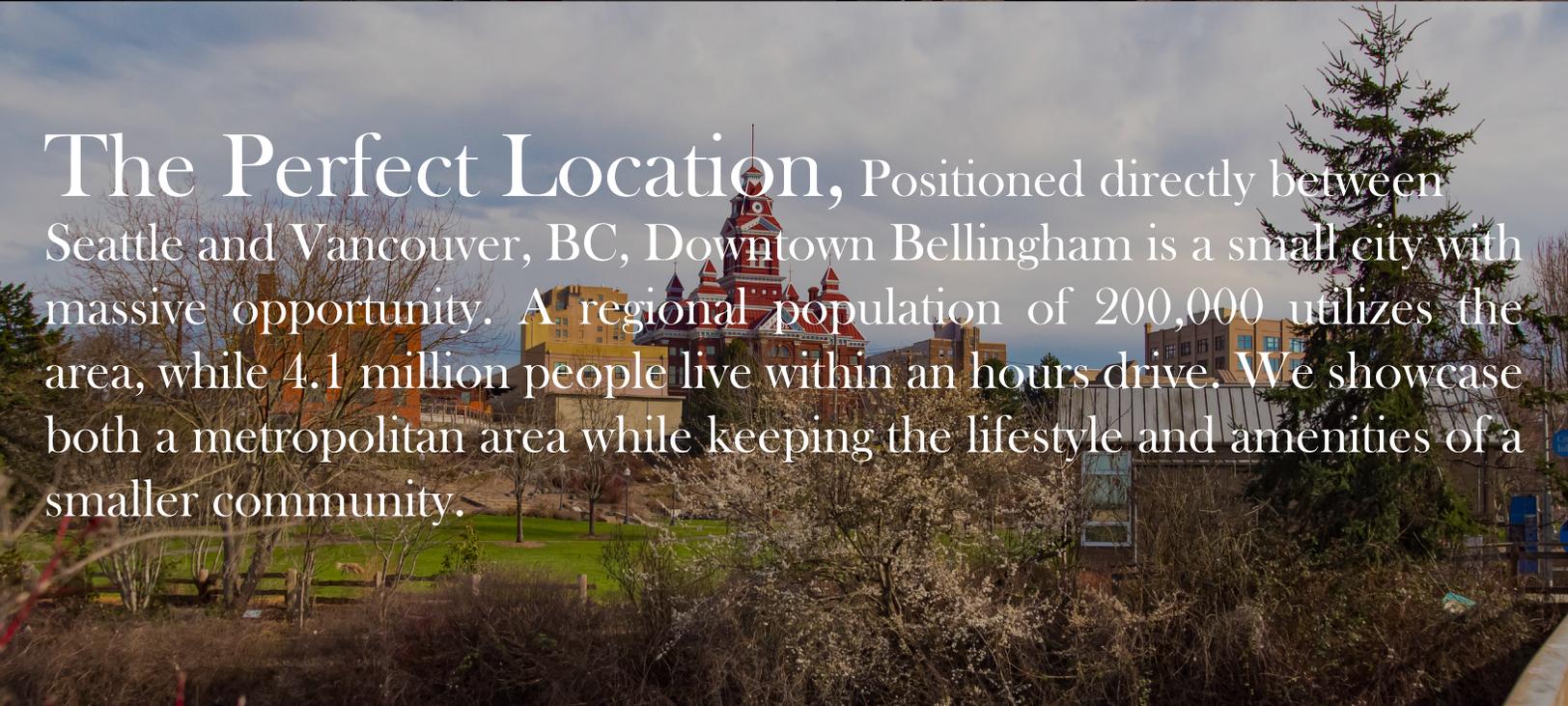




DOWNTOWN BELLINGHAM BRINGS THE CRE-
ATIVE, ICONIC ENERGY OF THE CITY AND INFUSES IT INTO THE BUSI-
NESSES THAT HELP CREATE OUR UNIQUE COMMUNITY.



SUPPORTING LOCAL, OUR COMMUNITY TAKES PRIDE
IN WHAT WE PROVIDE AND PRODUCE. YOU'LL FIND AN EMPHASIS ON
KEEPING OUR DOWNTOWN VIBRANT THROUGH SUPPORTING THE LO-
CAL BUSINESSES



The Perfect Location, Positioned directly between
Seattle and Vancouver, BC, Downtown Bellingham is a small city with
massive opportunity. A regional population of 200,000 utilizes the
area, while 4.1 million people live within an hours drive. We showcase
both a metropolitan area while keeping the lifestyle and amenities of a
smaller community.

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