

MIXED-USE INCOME PROPERTY WITH IMMEDIATE UPSIDE POTENTIAL



4250 DEWEY ROAD

BELLINGHAM, WASHINGTON



2

RESIDENTIAL
RENTALS



6.66

ACRES



6,000 SF

SHOP SPACE



EXCEPTIONAL
REGIONAL
CONNECTIVITY

4250 DEWEY ROAD

PRICE: \$1,150,000

- 2 Residential Rentals
 - month-to-month
 - under market rent
 - 3 bed/1 bath home
 - 4 bed/1 bath home





4250 DEWEY ROAD

- 6,000 SF shop
 - with mezzanine
 - lease thru Dec 2026
- 3,500 SF pole building
 - lease thru Dec 2026
 - under market rent



4250 DEWEY ROAD

- 6.66 acres
- Whatcom County zoning R5A
- NOI: \$57,500 /yr (actual)
- Proforma NOI: \$99,000 /yr
- Rents are under market
- Residential leases month-to-month
- Shop leases thru December 2026



**RARE OPPORTUNITY FOR IMMEDIATE
VALUE-ADD OR REDEVELOPMENT ON
6.66 ACRE LOT. THIS PROPERTY
PROVIDES A STABLE INCOME WHILE
ALLOWING FOR FUTURE UPSIDE
THROUGH REPOSITIONING,
REDEVELOPMENT, OR OPERATIONAL
OPTIMIZATION.**



PROPERTY FACTS

- WATER SOURCE: WELL
- SEPTIC
- R5A COUNTY ZONING
- MULTIPLE INCOME STREAMS
- ANNUAL RENT: \$71,820
- ANNUAL EXPENSES: \$13,112
- 2 RESIDENTIAL RENTALS
- 6000 SF SHOP
- 3500 SF POLE BUILDING
- APPROXIMATELY 4 ACRES OF EXCESS LAND



Location Facts & Demographics

Bellingham, WA 98226 based on data from CoStar acquired from the U.S. Census

CITY, STATE

BELLINGHAM, WA

POPULATION

170,114

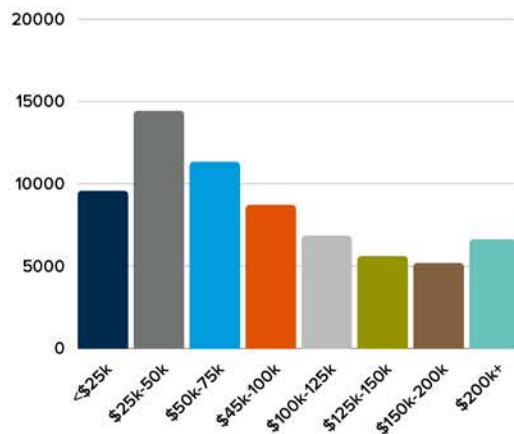
MEDIAN HH INCOME

\$72,043

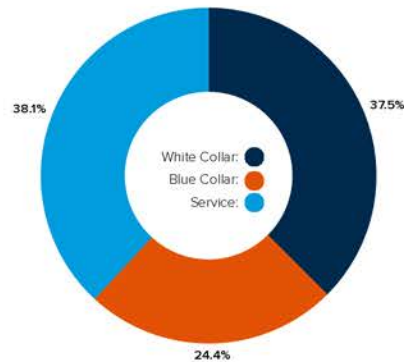
AVG. HH SIZE

2.4

INCOME BY HOUSEHOLD



EMPLOYMENT



60.2%
Employed

3.5%
Unemployed

RACE & ETHNICITY

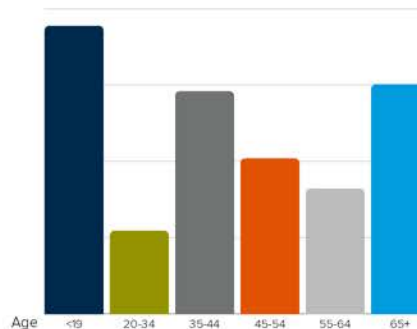
White: **76.3%**
Asian: **5.41%**
Native American: **.93%**
Pacific Islanders: **.26%**
African-American: **1.25%**
Hispanic: **6.42%**
Two or More Races: **9.43%**

EDUCATION

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

GENDER & AGE

51.5%  **48.5%** 



HOME OWNERSHIP

Renters: **52%**

Owners: **48%**

AVG. HH SPENDING



Housing

\$31,440



Daycare/Education

\$14,544



Grocery

\$8,844



Transportation

\$5,628



Entertainment

\$5,333



Utilities

\$4,392

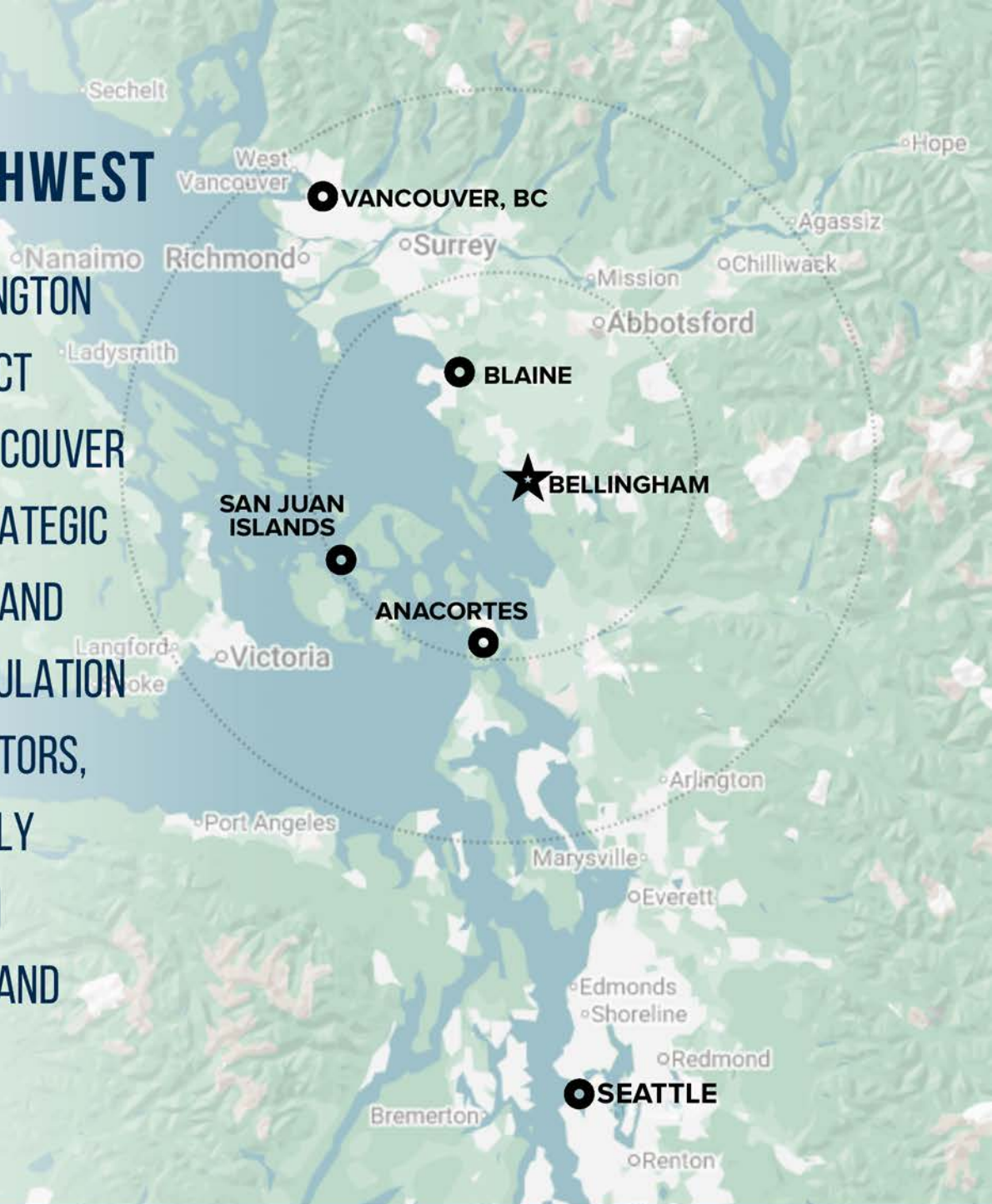


Apparel

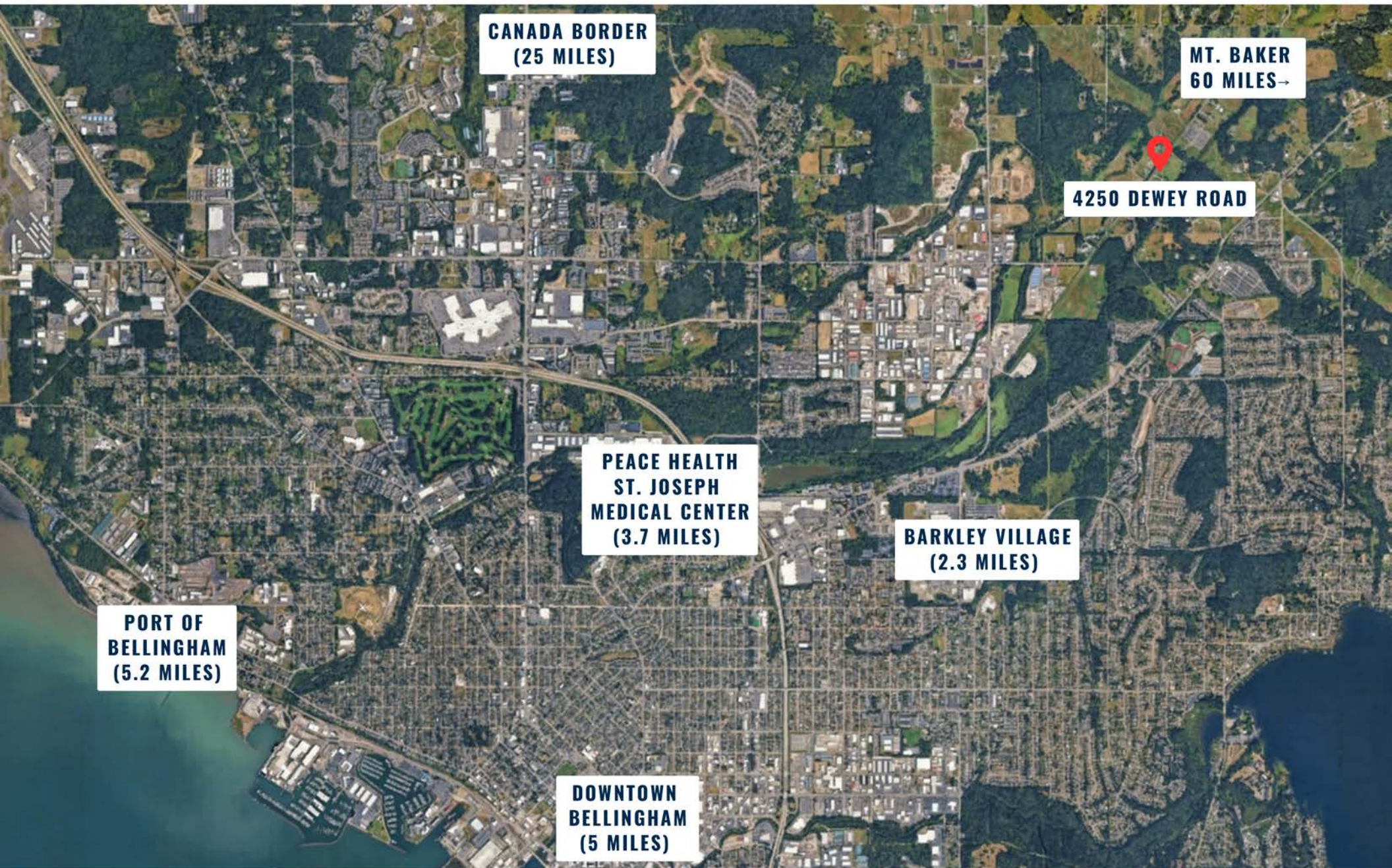
\$1,642

BELLINGHAM: BEST OF THE PACIFIC NORTHWEST

AS THE NORTHERN GATEWAY TO WASHINGTON STATE, WHATCOM COUNTY OFFERS DIRECT ACCESS TO BOTH THE SEATTLE AND VANCOUVER METROPOLITAN AREAS, CREATING A STRATEGIC LOCATION FOR BUSINESSES, RESIDENTS, AND INVESTORS ALIKE. WITH SUSTAINED POPULATION GROWTH, EXPANDING EMPLOYMENT SECTORS, CROSS-BORDER COMMERCE, AND A HIGHLY DESIRABLE QUALITY OF LIFE, THE REGION CONTINUES TO ATTRACT DEVELOPMENT AND INVESTMENT THROUGHOUT THE PACIFIC NORTHWEST.



AREA MAP



4250 DEWEY ROAD

Poised to benefit from the continued growth of the Pacific Northwest, the Property represents a rare opportunity to create value within a strategically located mixed-use investment.



CONTACT

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