

ONE OF A KIND LIVE/WORK OPPORTUNITY

1324 Commercial St #1, Bellingham WA



FOR SALE
\$800,000

- UPSTAIRS: UNIQUE TO DOWNTOWN – FULLY CUSTOM APARTMENT
- MEZZANINE LEVEL: EXTRA STORAGE
- GROUND FLOOR: COMMERCIAL SUITE
- DOWNTOWN BELLINGHAM LOCATION

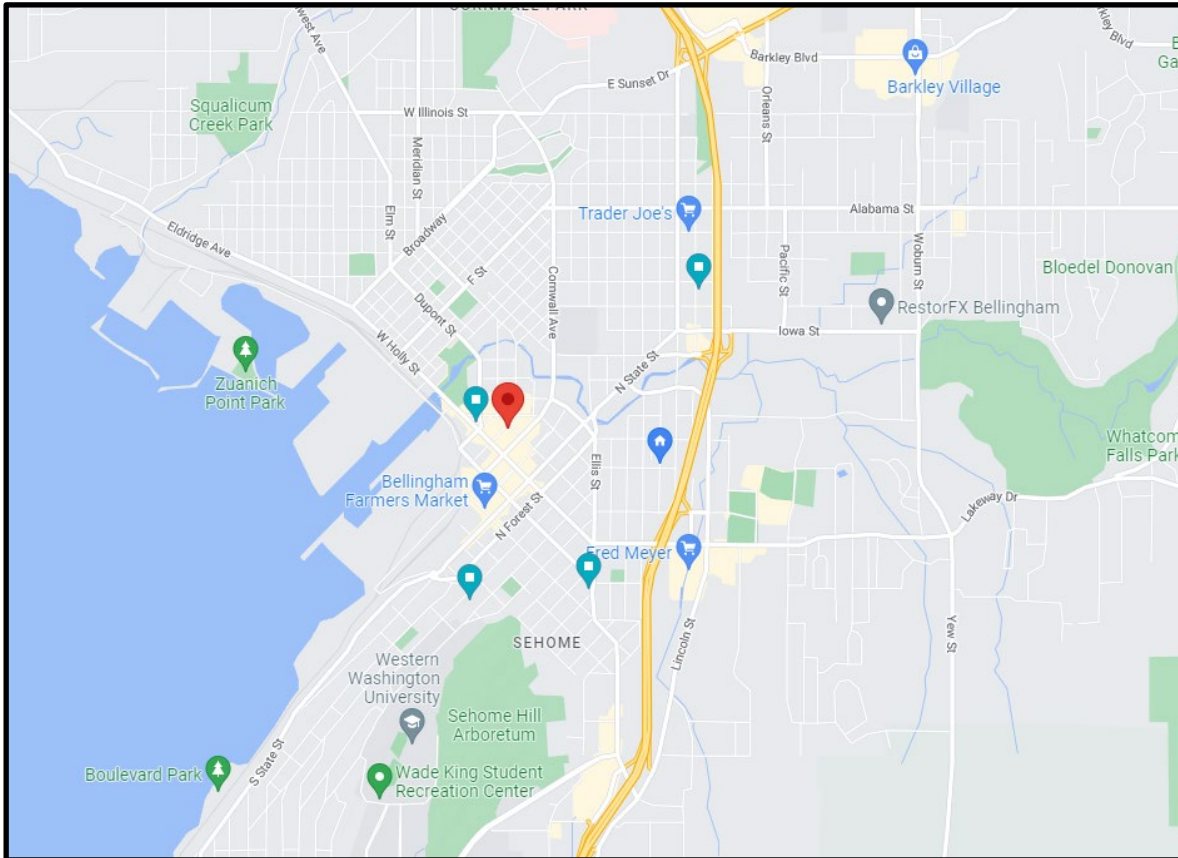


PROPERTY SUMMARY

1324 Commercial St #1

Rare Live/Work Condo centrally located in Downtown Bellingham. 1,194 SF Ground-floor commercial space (currently operated as sewing business) easily accessible with excellent visibility.

Unique isn't descriptive enough for the 1,069 SF upstairs apartment space: large 1 bed , 1 bath, with Library and Office. Fully custom-designed and built by the Seller's, with impressive craftsmanship throughout. Heavily insulated, two sets of double pane windows on street side, skylights and beautiful wood built-ins throughout. Additional Storage: The property also features a downstairs bike garage, and a mezzanine level with 5-foot-ceiling-height (in between the upstairs and downstairs).



PROPERTY OVERVIEW

Address: 1324 Commercial St

APN: 3803301811760001

Total SF: 2,263

Effective Year Built: 1999

No. of Floors: 2

No. of Commercial Units: 1
(1,194 SF)

No. of Residential Units: 1
(1,069 SF - built in 1999)

Market: Bellingham

Bonus: Mezz. Level Storage (5 ft. ceiling – spans whole building), Bike garage, wood built-ins throughout

PROPERTY HIGHLIGHTS

- **Premier Location** – Located on Commercial St in Central Downtown Bellingham, 1324 Commercial St is situated for premier exposure for your business, as well as great walkability (walk score is 99) for Residential living as well.



Walker's Paradise

Daily errands do not require a car.



Good Transit

Many nearby public transportation options.

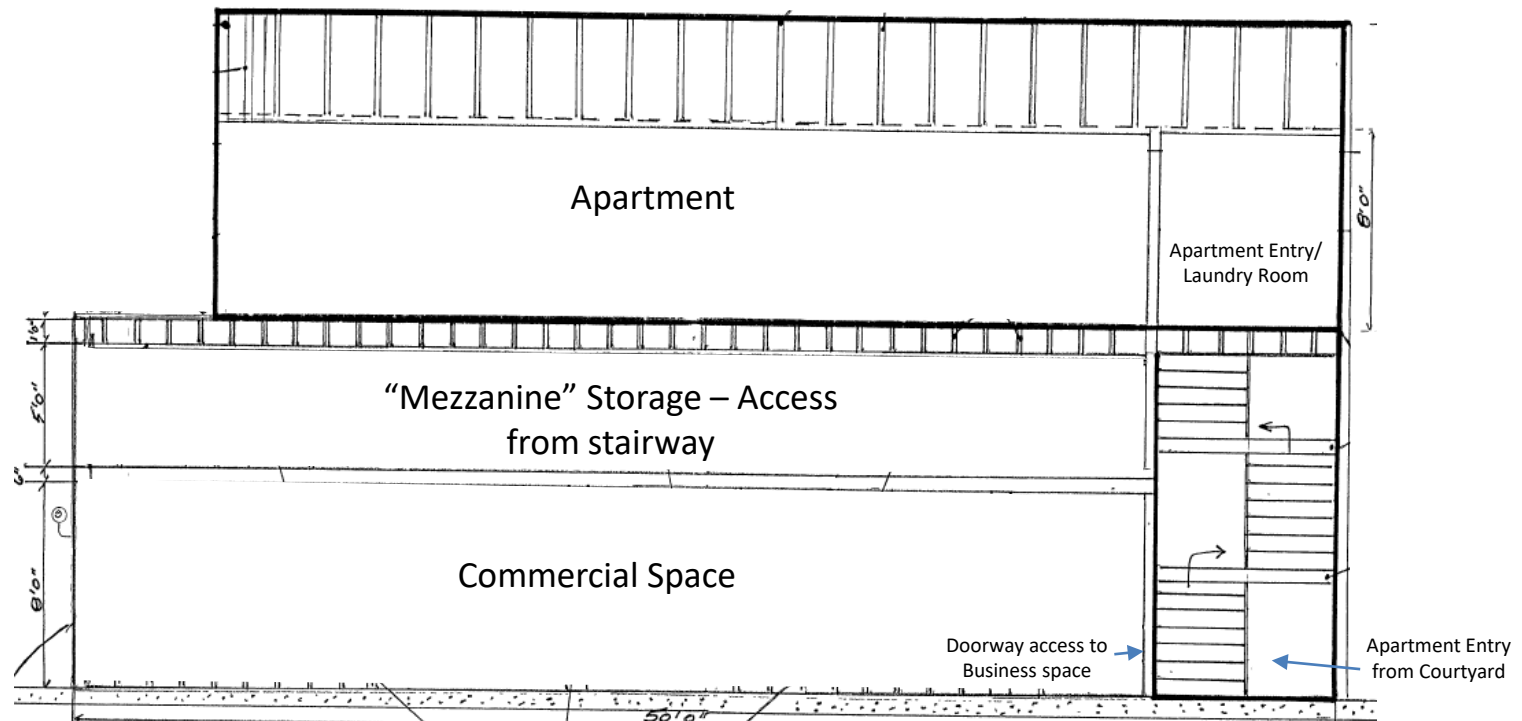


Biker's Paradise

Daily errands can be accomplished on a bike.

- **Transformational Apartment Remodel**– Fully custom designed in 1999 by the current Owner's, the upstairs Apartment is a truly one-of-a-kind space. Featuring beautiful woodworking, extensive storage & built-ins, plus unique features.
- **Visibility** – Located on Commercial St, the property is located on a busy thoroughfare and offers easy access to I-5 and Bellingham amenities alike.
- **Signage**– The property has signage on the building fascia and window facing Commercial St.

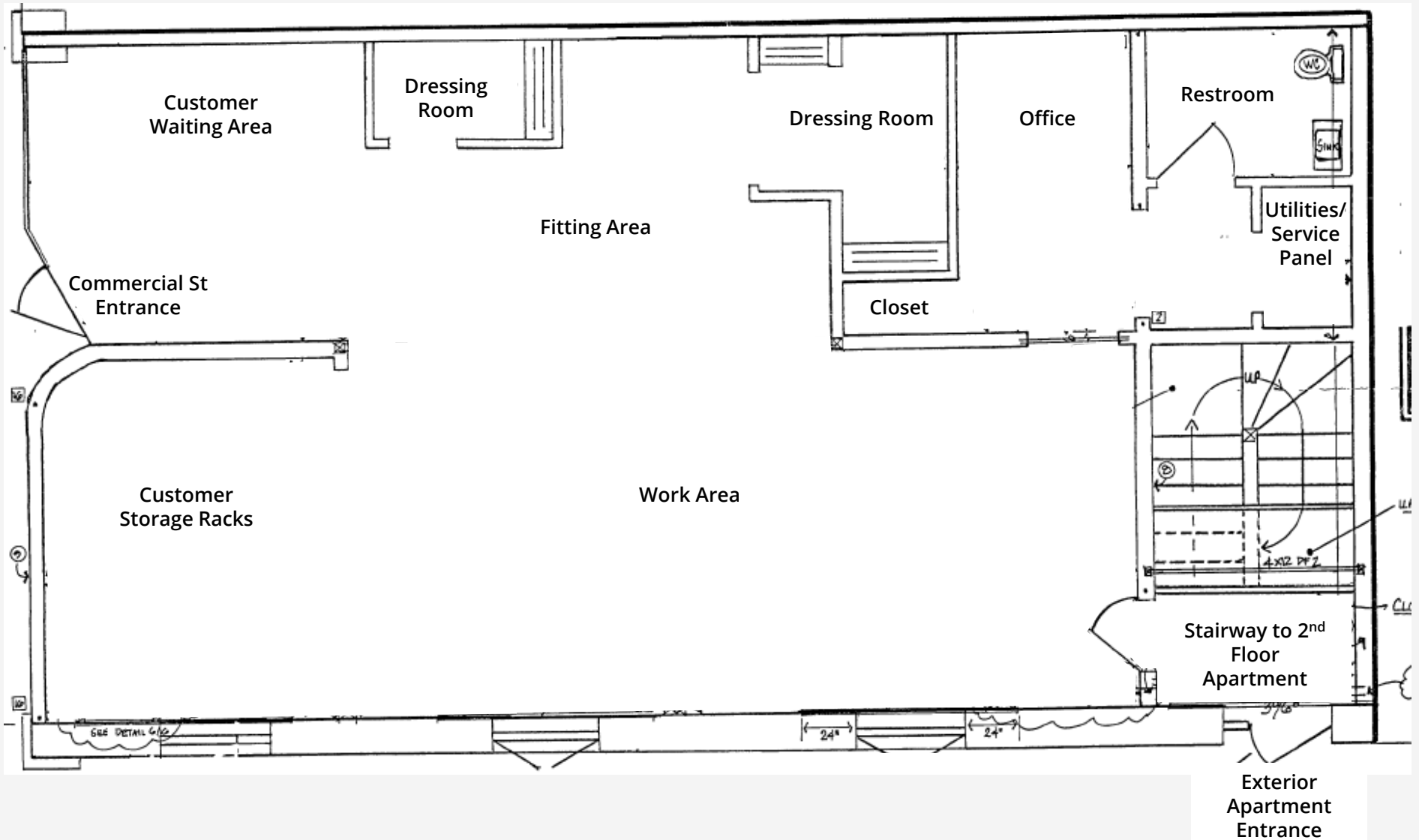
- **Storage**– Extensive storage throughout the entire space. Extensive built-in shelving throughout, plus full “mezzanine” level storage area. The “mezzanine” is accessed through a half-door off the stairway and runs the entire length of the building. No corner has been left unusable in the apartment.
- **Finishes** – Beautiful, custom real wood finished throughout. All crafted by hand by the current sellers.
- **Pride of Ownership**– The current owners live onsite & operates the ground floor business as well. They are meticulous and have a rigorous program of on-going maintenance.
- **Separate Access** – The upstairs Apartment and Commercial Suite can function separate from each other. Commercial Space has dedicated retail access on Commercial St, and the Apartment has dedicated access from the courtyard.



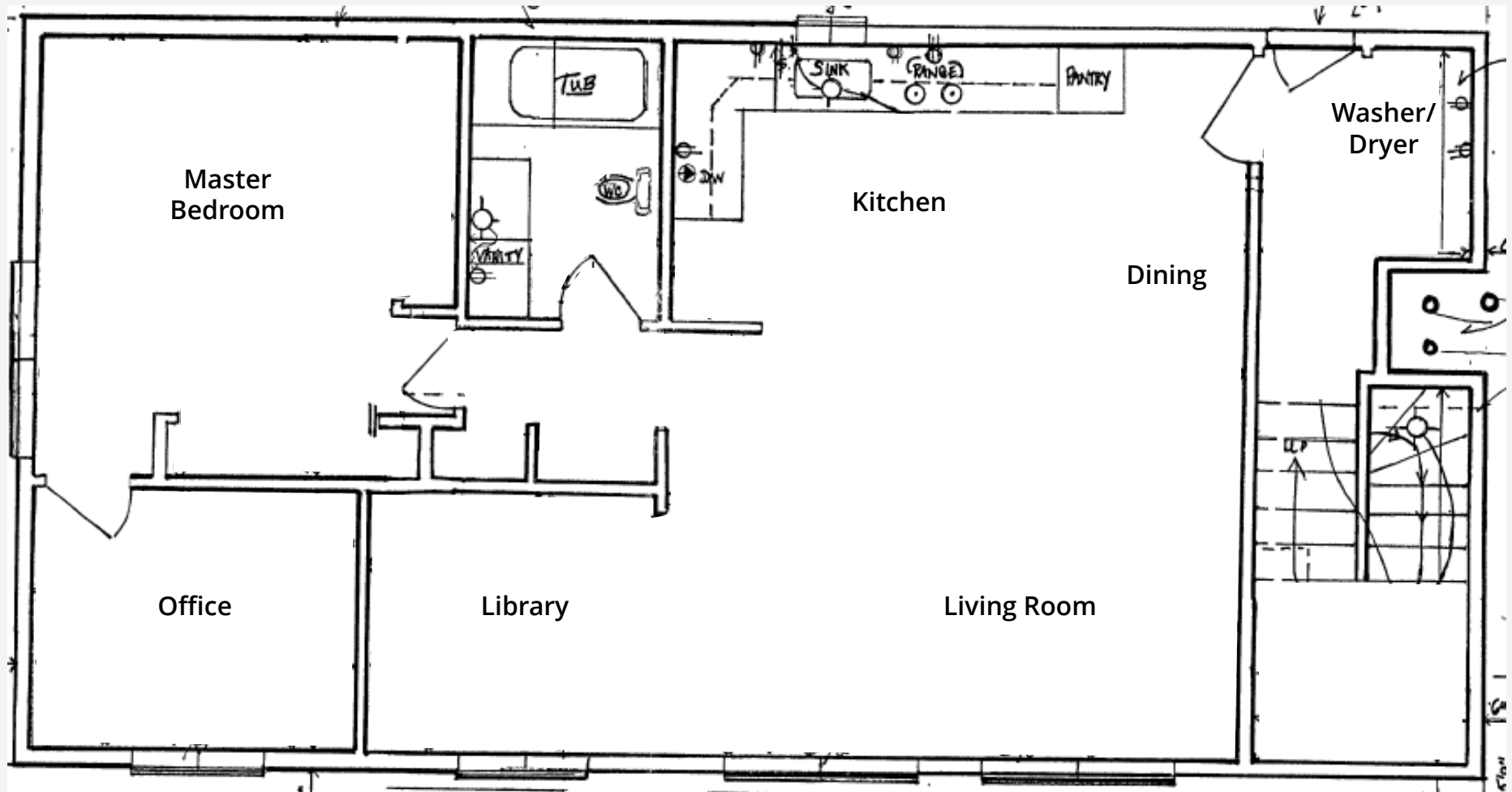


SITE PLAN & FLOOR PLANS

FLOOR PLAN- GROUND FLOOR COMMERCIAL



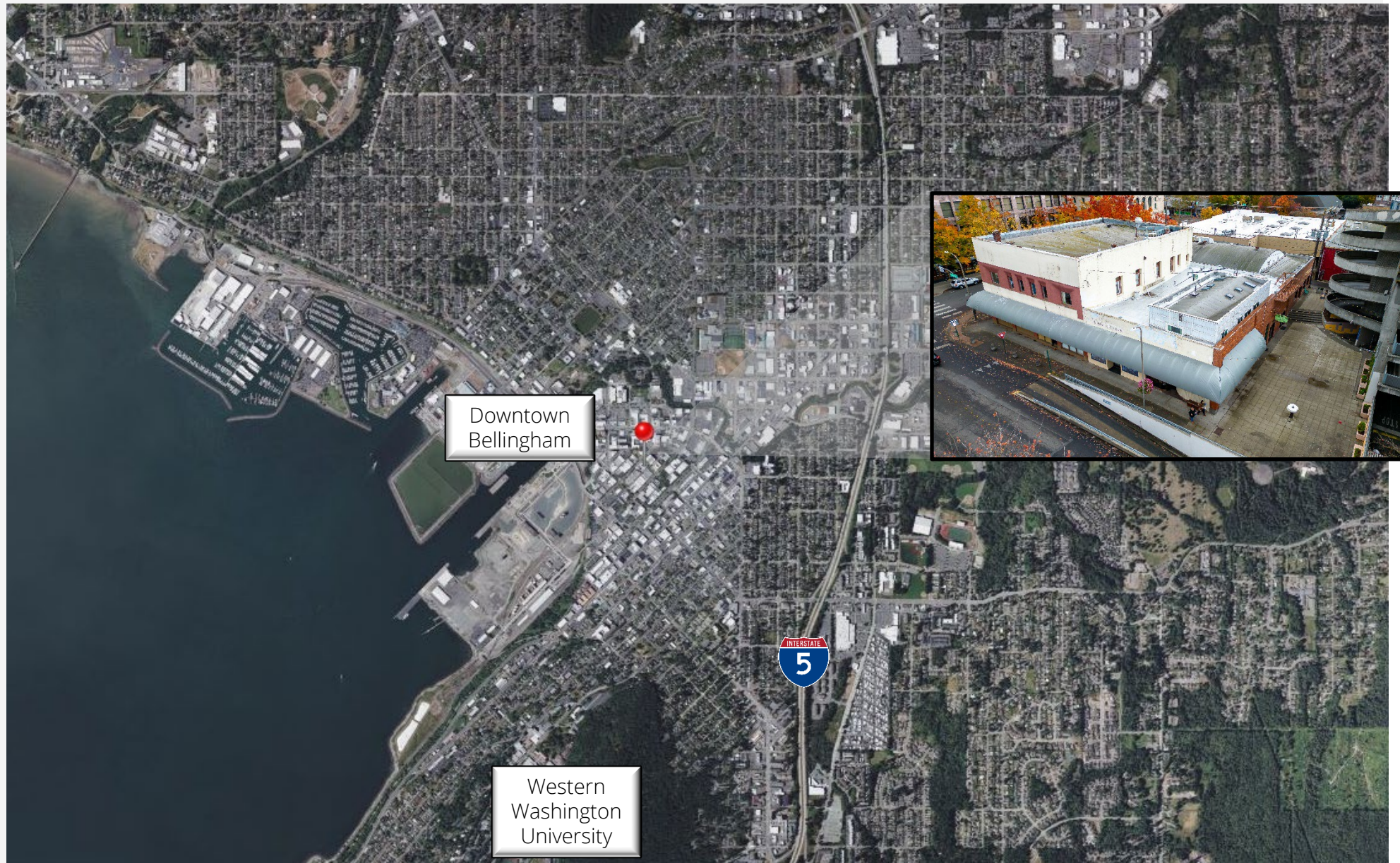
FLOOR PLAN- SECOND FLOOR APARTMENT





PROPERTY PHOTOS

MAP



EXTERIOR PHOTOS



Commercial Unit Entrance
from Commercial St.



Apartment Unit Entrance
from Courtyard

INTERIOR PHOTOS – GROUND FLOOR COMMERCIAL SPACE



INTERIOR PHOTOS – SECOND FLOOR APARTMENT



INTERIOR PHOTOS – SECOND FLOOR APARTMENT



INTERIOR PHOTOS – SECOND FLOOR APARTMENT





MARKET OVERVIEW

MARKET OVERVIEW

CITY OF BELLINGHAM

On the shores of Bellingham Bay with Mount Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. The City of Bellingham, which serves as the county seat of Whatcom County, is at the center of a uniquely picturesque area offering a rich variety of recreational, cultural, educational and economic activities.

QUICK STATS

- Population: 90,620
- Area: 30.1 square miles
- Travel distances
 - Canadian border: 21 miles
 - Vancouver, B.C: 52 miles
 - Seattle: 90 miles
- Miles of bike lanes: 61.1
- Miles of trails: 68.7



HISTORY

In 1903, four towns – Fairhaven, Whatcom, Sehome, and Bellingham – merged to create the Bellingham we know today. Bellingham's historic character is remarkably well-preserved, with a large number of historic buildings downtown, in Fairhaven's Historic District, and in adjacent neighborhoods. Explore historic Bellingham using one of our self-guided tours, or visit Whatcom Museum.

NOTE: All square footage and floor plan references are approximations.

(1) All information contained in this investment offering memorandum was obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation as to its accuracy.

(2) All prospective purchasers together with their real estate, tax and legal advisors should conduct their own independent investigations.

(3) Credit: City of Bellingham- [About Bellingham - City of Bellingham \(cob.org\)](#)

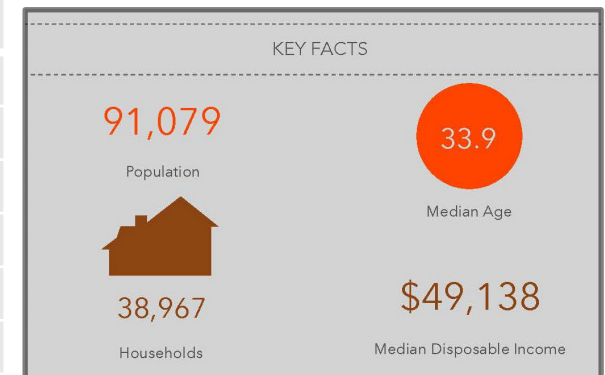
MARKET OVERVIEW

DEMOGRAPHICS

Whatcom County Top Employers



Summary	Census 2010	2021	2026
Population	79,674	91,079	97,413
Households	33,931	38,967	41,796
Families	16,036	18,077	19,319
Average Household Size	2.20	2.20	2.20
Owner Occupied Housing Units	15,746	19,071	20,688
Renter Occupied Housing Units	18,185	19,895	21,108
Median Age	31.5	33.9	35.1



Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.35 %	1.28 %	0.71 %
Households	1.41 %	1.29 %	0.71 %
Families	1.34 %	1.23 %	0.64 %
Owner HHs	1.64 %	1.52 %	0.91 %
Median Household Income	2.38 %	2.52 %	2.41 %

NOTE: All square footage and floor plan references are approximations.

(1) All information contained in this investment offering memorandum was obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation as to its accuracy.

(2) All prospective purchasers together with their real estate, tax and legal advisors should conduct their own independent investigations.



FOR MORE INFORMATION

PLEASE CONTACT:

TRACY CARPENTER

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM

GREG MARTINEAU, CCIM

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM