



# LISTING INFORMATION

## 4682 GUIDE MERIDIAN, BELLINGHAM

- **PARCEL # 380306191250; 380306066248; 380306123242**
- **PRICE: \$2,399,888**
- **23.76 ACRES: 8.76 ACRES LIGHT INDUSTRIAL; 15 ACRES RESIDENTIAL**
- **NWMLS #2208699; CBA #40089196**

PRESENTED BY:

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# DETAILS

4682 GUIDE MERIDIAN



## FOR SALE: \$2,399,888

- Prime location ,
- Over 30,000 vehicles per day,
- City of Bellingham Water & Sewer in the Street( sewer is currently a dry line)
- In City of Bellingham Annexation approved Kline/Kelly area.
- Wide range of uses under Light Industrial Zoning Warehouse, Restaurants, Ministorage, Manufacturing , Showrooms etc.

- Close Proximity to:
  - I-5
  - Bellingham International Airport
  - National Grocers
  - Costco
  - National Food Chains
- Daily Traffic Count: 24,773
- Completed 2023 Critical Areas Report
- Zoning: Commercial w/Multi-Family Possibility
- Contact Broker for More Information



# PHOTOS

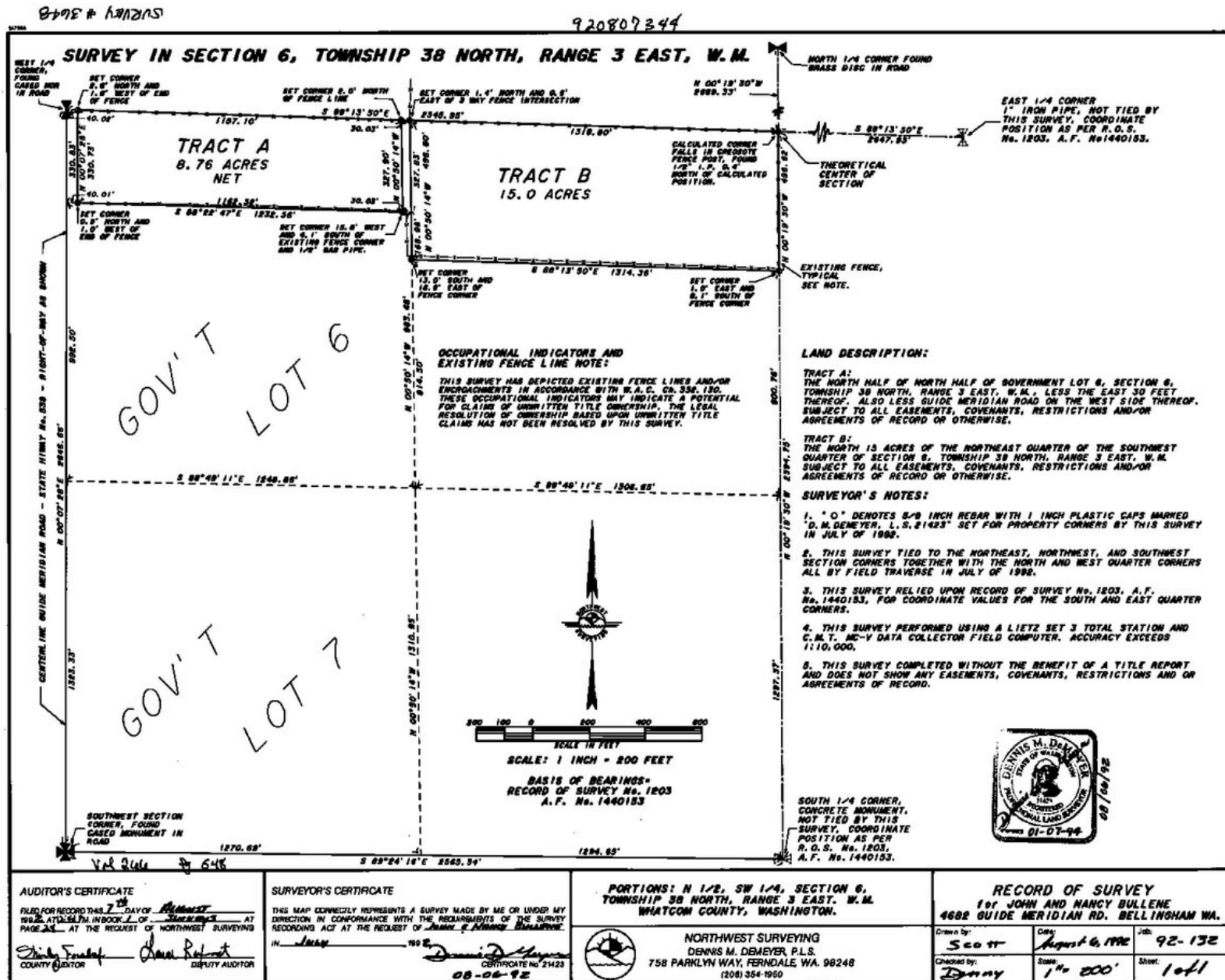
4682 GUIDE MERIDIAN





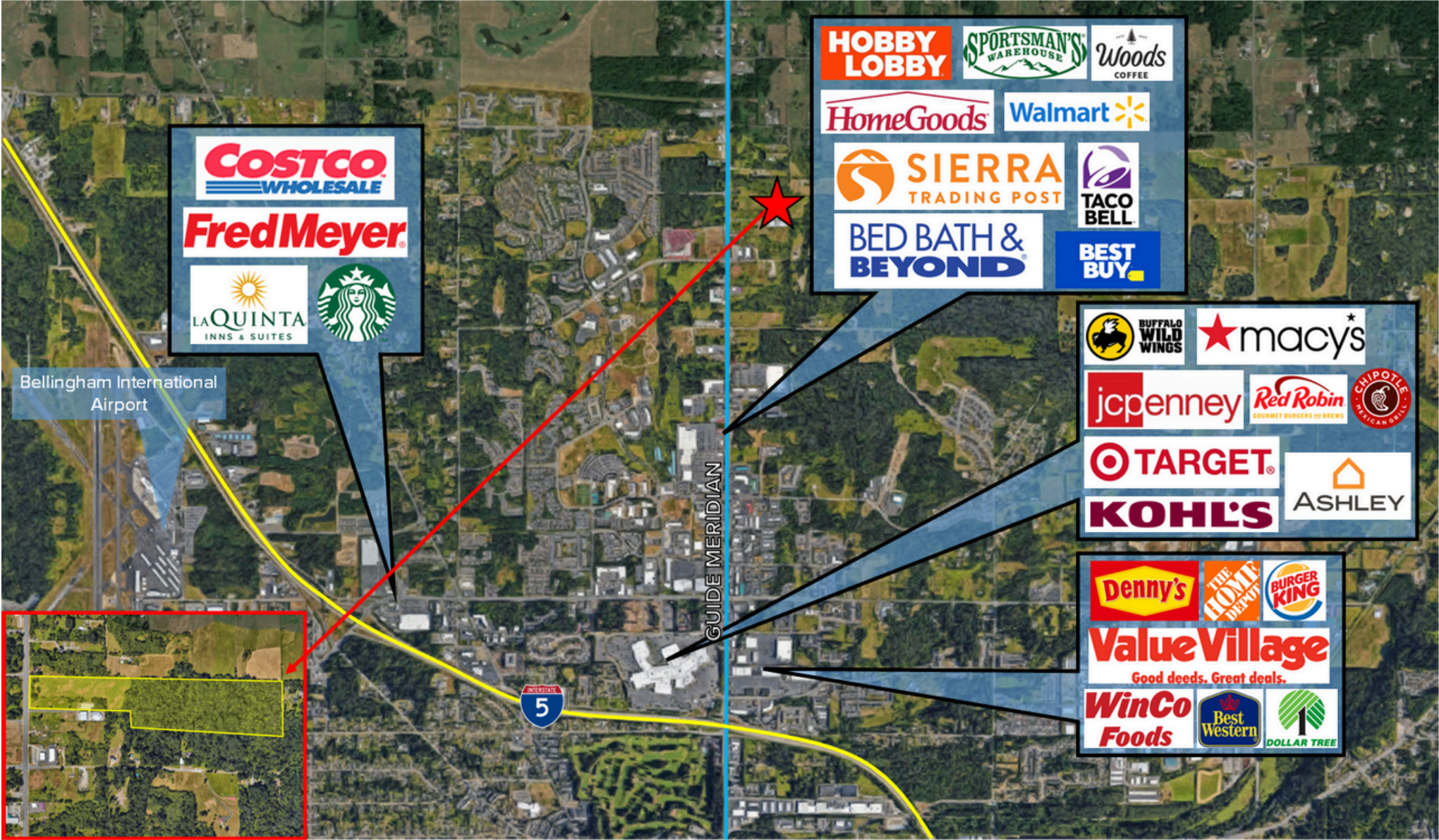
# SURVEY

## 4682 GUIDE MERIDIAN





# RETAILER MAP





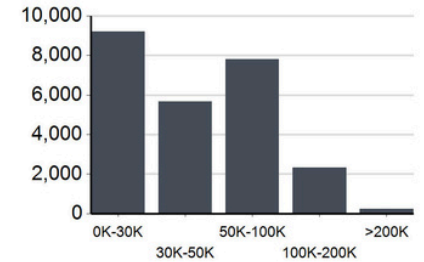
# AREA DEMOGRAPHICS

10 MINUTE DRIVE FROM SUBJECT LOCATION

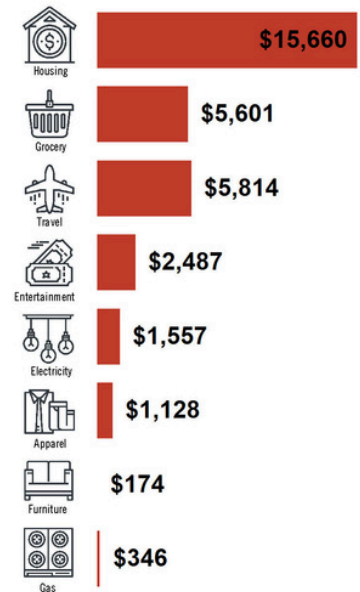
## Location Facts & Demographics



### INCOME BY HOUSEHOLD



### HH SPENDING



CITY, STATE

**Bellingham, WA**

POPULATION

**54,068**

AVG. HHSIZE

**2.34**

MEDIAN HH INCOME

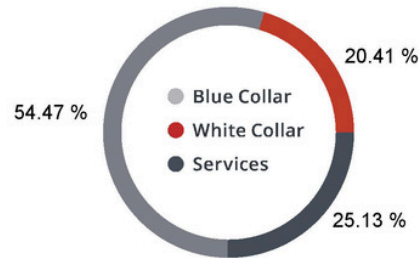
**\$44,633**

HOME OWNERSHIP

Renters: **12,101**

Owners: **11,099**

EMPLOYMENT



**50.94 %**  
Employed

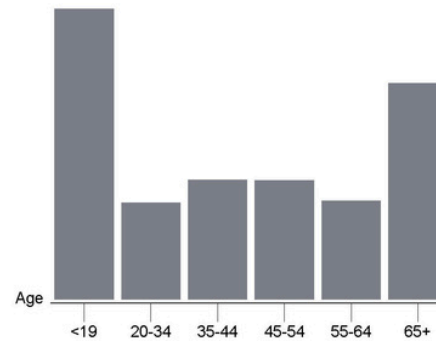
**2.13 %**  
Unemployed

EDUCATION

High School Grad: **27.36 %**  
Some College: **25.05 %**  
Associates: **8.77 %**  
Bachelors: **25.82 %**

GENDER & AGE

**48.66 %** **51.34 %**



RACE & ETHNICITY

White: **68.91 %**  
Asian: **7.93 %**  
Native American: **0.56 %**  
Pacific Islanders: **0.07 %**  
African-American: **0.60 %**  
Hispanic: **12.01 %**  
Two or More Races: **9.94 %**

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