

FOR SALE

6881 E 5TH PLACE, LYNDEN



ASKING PRICE: **\$1,800,000**

- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS

PRESENTED BY:

MICHAEL KINGSLEY

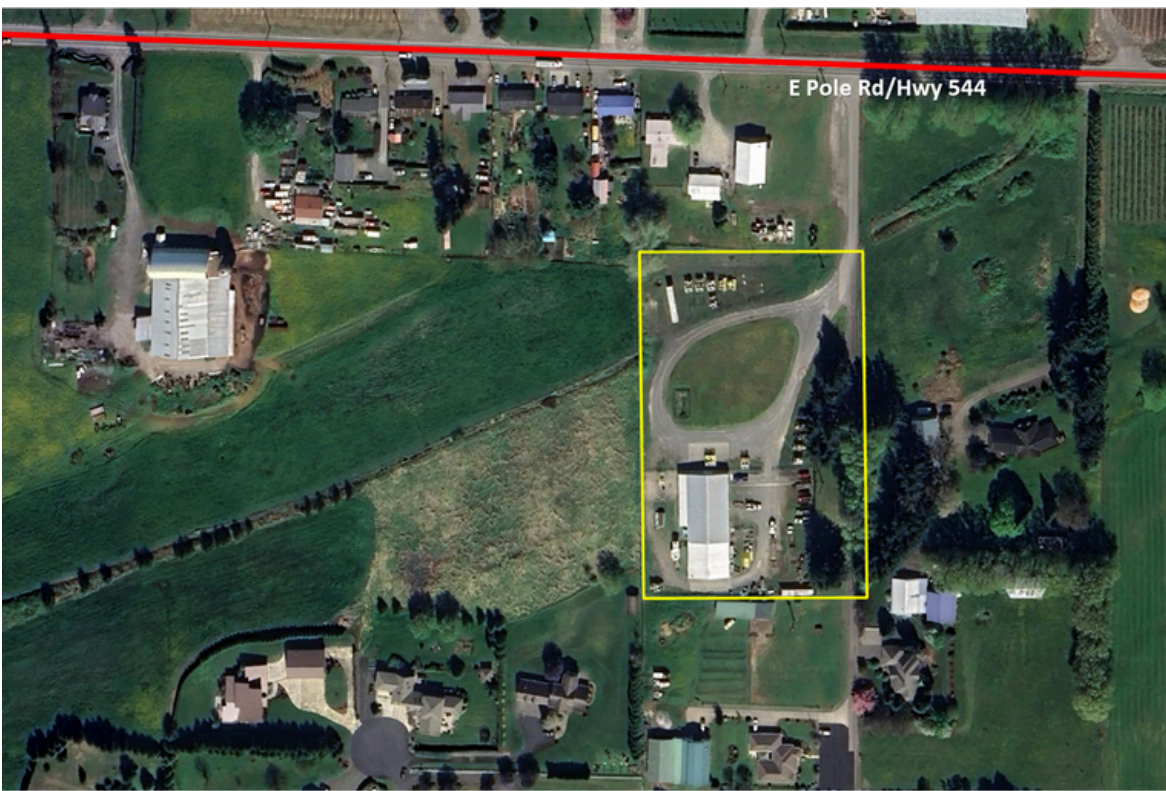
Broker
kingsley@windermere.com
360.223.3944


Windermere
COMMERCIAL

FOR SALE

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9,792 SF Steel Building located on 3.7 acres of mostly graveled yard. Approximately 1 acre of yard around the building is fenced. Shared Well and Septic System in place. Whatcom County Zoning R5A, Rural Neighborhood with AG overlay. The property is served with Natural Gas and 3 phase power. Whatcom County Zoning Code attached to the listing. Buyer to verify allowable uses with the County. Large 15'X12' grade level roll up doors. 14' eve height. Great opportunity to expand your existing operation close to home.



QUICK FACTS:

- Year Built: 1979
- Office SF: 912
- Total Building SF: 9,792
- Eave Height: 14ft
- Parcel Size: 3.7 Acres
- Tax ID: 390308016476
- Electrical:
 - 3 Phase
- Exterior: Metal Roof and Siding
- Energy: Natural Gas
- Water: Shared Well
- Septic: Private

FOR SALE

6881 E 5TH PLACE, LYNDEN
EXTERIOR PHOTOS



FOR SALE

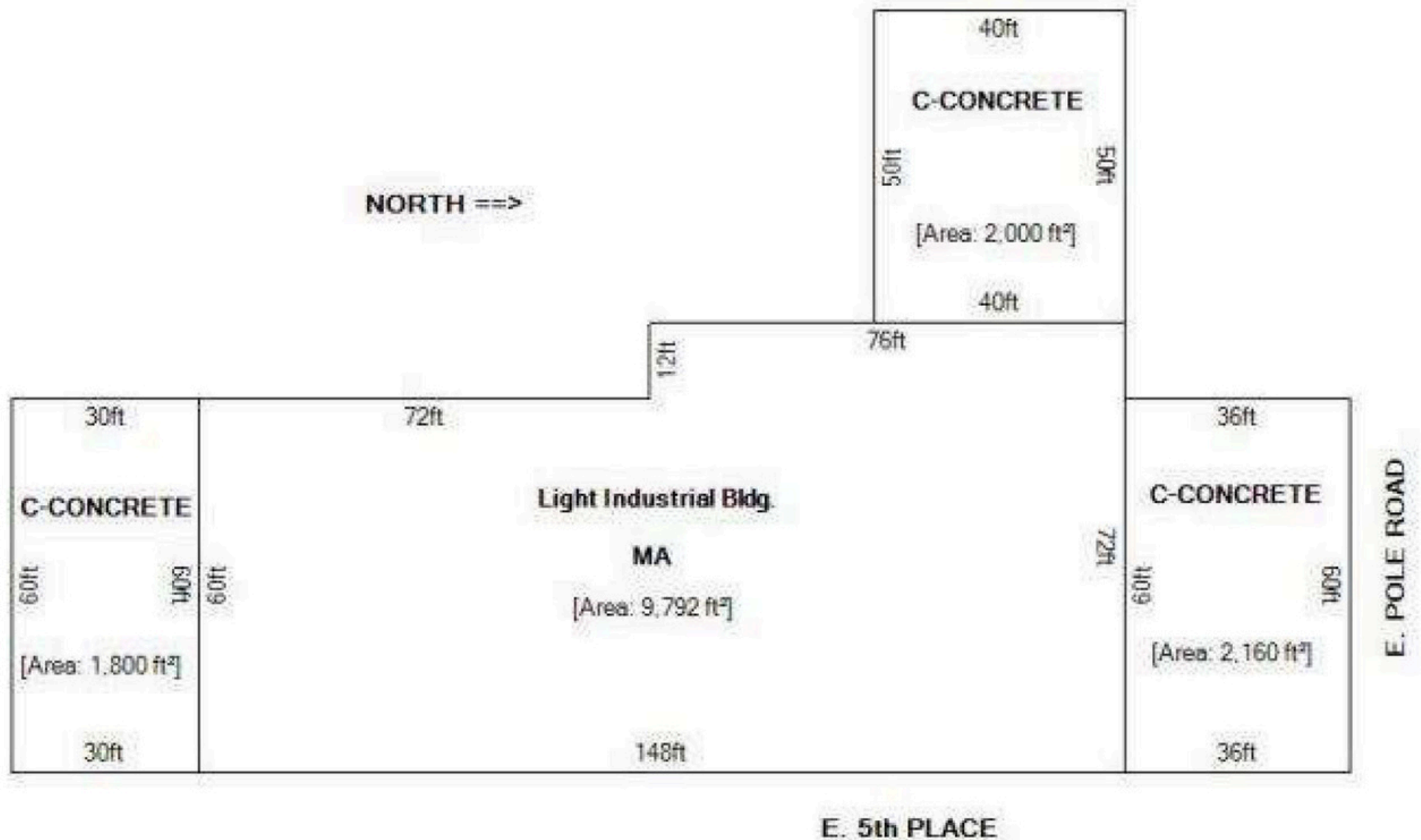
6881 E 5TH PLACE, LYNDEN
INTERIOR PHOTOS



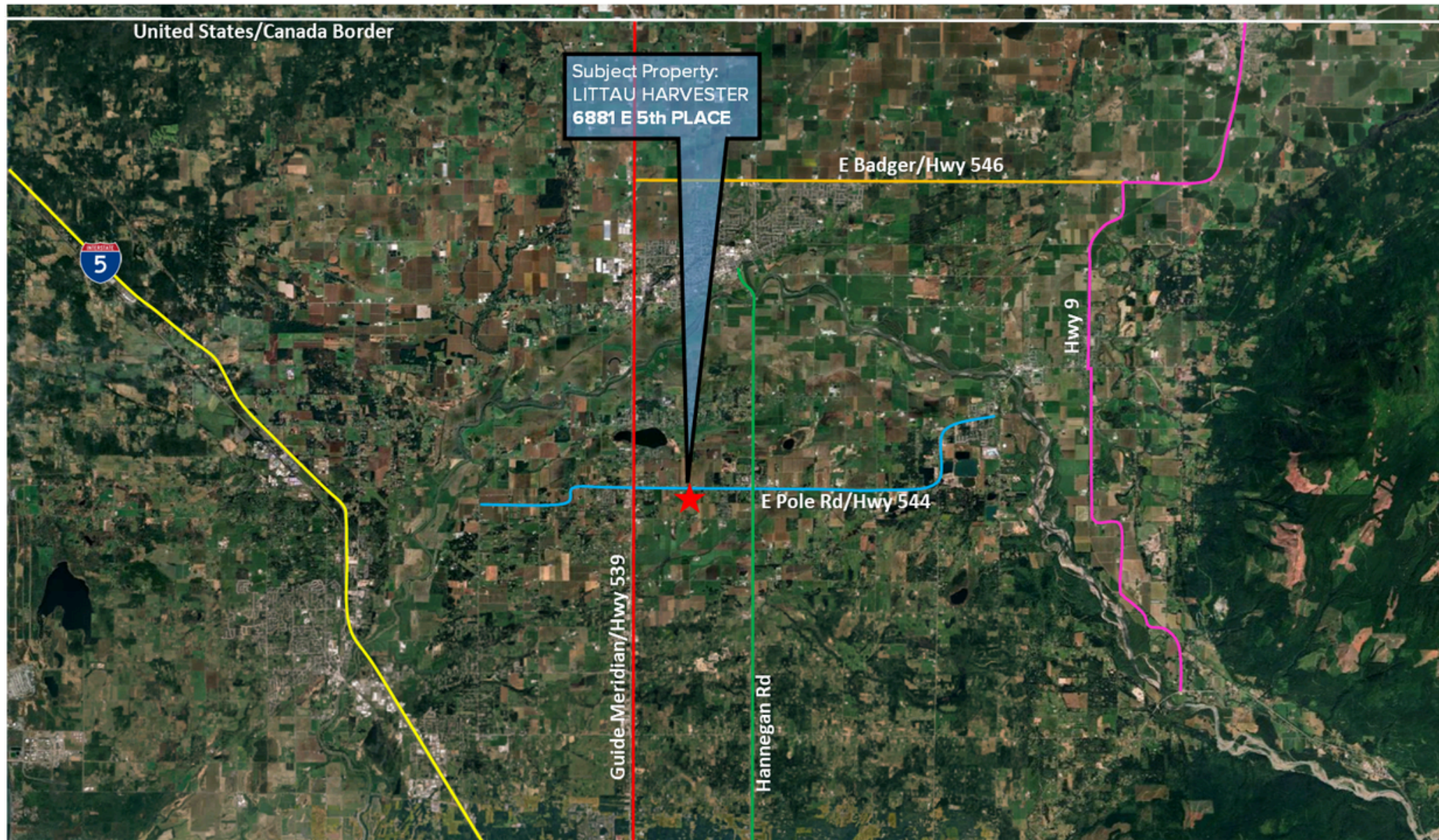
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FLOOR PLAN



LOCATION & DEMOGRAPHICS



LOCATION & DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8420 Portal Way, Blaine, WA 98230

CITY, STATE

Blaine, WA

POPULATION

11,550

AVG. HH SIZE

2.55

MEDIAN HH INCOME

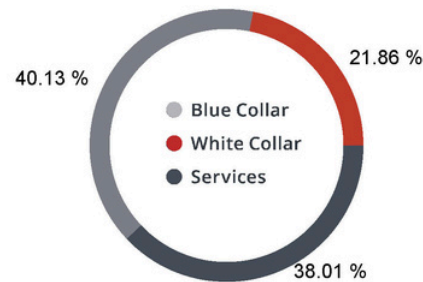
\$56,599

HOME OWNERSHIP

Renters: **1,259**

Owners: **3,293**

EMPLOYMENT



46.74 %
Employed

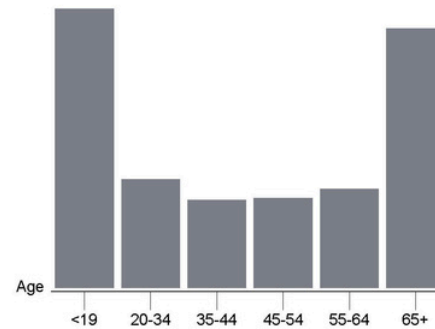
2.78 %
Unemployed

EDUCATION

High School Grad:	32.97 %
Some College:	26.18 %
Associates:	5.51 %
Bachelors:	20.41 %

GENDER & AGE

50.02 %   **49.98 %**

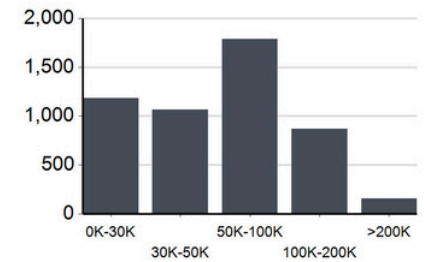


RACE & ETHNICITY

White:	87.96 %
Asian:	2.07 %
Native American:	0.13 %
Pacific Islanders:	0.00 %
African-American:	0.00 %
Hispanic:	5.83 %
Two or More Races:	4.02 %

 **Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING

