

FOR SALE

# OFFICE / INDUSTRIAL PROPERTY

ENTIRE PROPERTY OR PORTION AVAILABLE

113 6TH STREET, LYNDEN, WA 98264



2425744, 2425754, 2425757

CBA 43242071, 43242100, 43242124

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EXCLUSIVELY LISTED BY:

Troy C. Muljat, CCIM, CPM  
360.820.2000  
[troy@muljat.com](mailto:troy@muljat.com)

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# OPPORTUNITY SUMMARY

Unique office/industrial property located on the corner of 6th Street and Grover in Lynden, and only a block from Front Street. The entire property features a blend of office, warehouse, and mezzanine, plus off-street parking. Partitioned offices, conference room, cubicles, and reception make up the main office area with nice storefront windows. Warehouse space with work areas, storage, grade door, additional mezzanine, and lots of power to meet your needs. This property is three legal parcels: option to buy exclusively industrial or a blend of office/industrial to fit your needs.



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# OFFERING

## SUMMARY

Three options for purchase

**\$2,000,000.00**

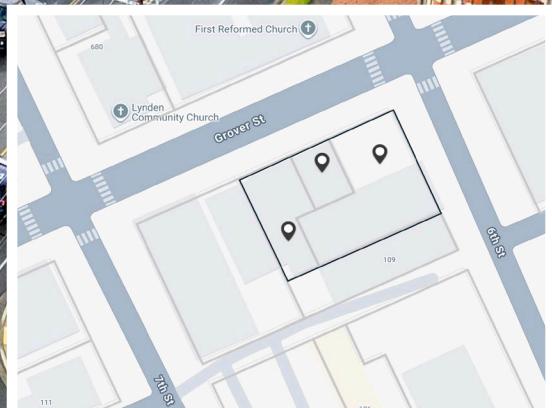
Office: 5,880 + Industrial 6,590 SF +/-  
APN: 400320202306, 400320197306,  
400320193303

**\$1,350,000.00**

Office: 5,880 + Industrial 2,000 SF +/-  
APN: 400320202306, 400320197306

**\$650,000.00**

Industrial: 4,590 SF +/-  
APN: 400320193303



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# OFFERING SUMMARY

**\$1,350,000.00**

**Sale Price**

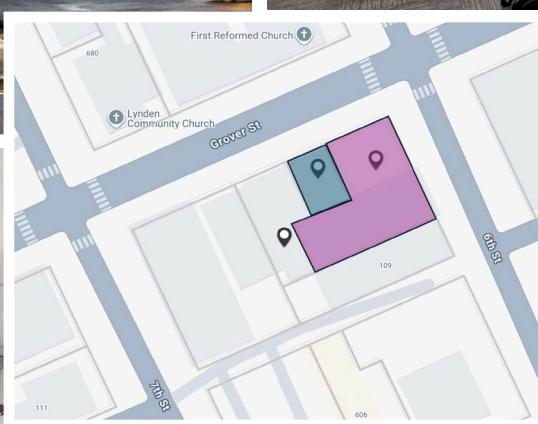
**7,880 SF +/-**

**Building Area**

**11,492 SF +/-**

**Lot Area**

Blend of approx. 5,880 SF office plus 2,000 SF industrial space. Office space features reception, private offices, conference room, cubicle area, and storage. Industrial area has a roll up grade door and good access from the parking lot.



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# OFFERING SUMMARY

**\$650,000.00**

Sale Price

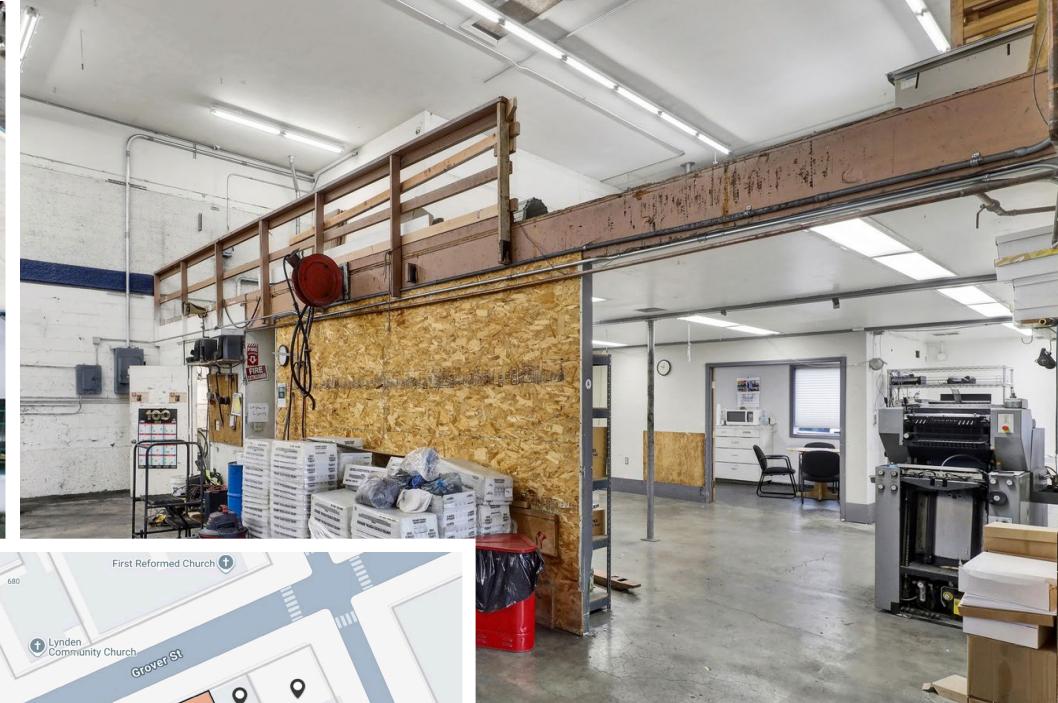
**4,590 SF +/-**

Building Area

**3,508 SF +/-**

Lot Area

Approx. 3,420 SF industrial space with 1,170 of mezzanine, and break room or potential office/entry area. Access will need to be obtained to this parcel from Grover Street.



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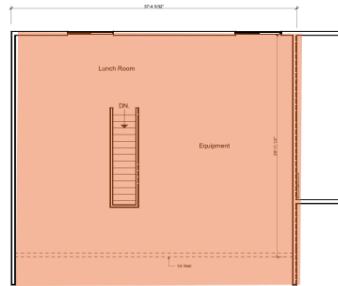
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## MEZZANINE

1/8" = 1' - 0"

APN: 400320193303

Priced individually at: \$650,000.00

APN: 40032020306, 400320197306, 400320193303

Priced all together at: \$2,000,000.00

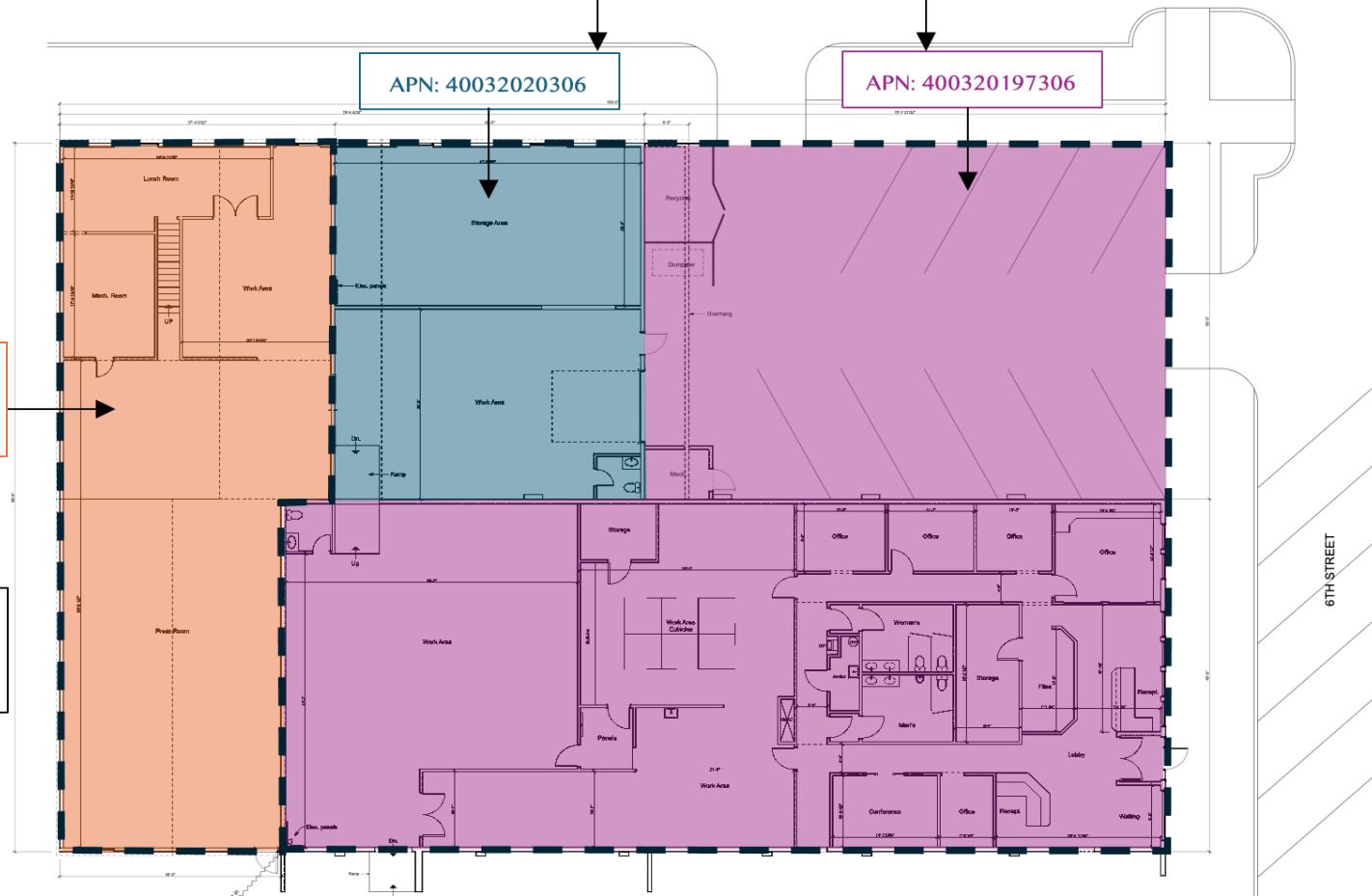
APN: 40032020306 & 400320197306

Priced together at: \$1,350,000.00

**GROVER STREET**

APN: 400320197306

APN: 40032020306



## GROUND FLOOR PLAN - Existing

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# DEMOGRAPHICS

## LYNDEN, WA 98264

Located just 15 miles north of the county seat, Bellingham, and only 5 miles south of the Canadian border, the city of Lynden offers a unique opportunity to join a strong and growing community. While being the third largest city in Whatcom County, Lynden provides the perfect small-town feel which highlights the town's century-old Dutch and pioneer heritage.

Centered around a charming main drag, Lynden has transformed from Washington State's largest Dutch settlement to a lively and joyful city center. A more traditional "Americana" feel is shaped by their strong service industry and agricultural focus. Additionally, their tight-knit community is reflected in a unique selection of festivals and events. These include the Northwest Raspberry Festival and the Northwest Washington Fair, which brings in over 200,000 people every year.

Lynden's location also provides easy access to a wealth of outdoor recreation. Nestled between Mount Baker and the San Juan Islands, the natural beauty of the area is highly attractive to visitors. As a result, Whatcom County ranks fifth in the state for tourist spending.



Sources: STDB.com, lyndenwa.org, census.gov

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This Offering Memorandum has been prepared by Muljat Group Commercial for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by Muljat Group Commercial, Seller and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond control of Seller, and therefore are subject to variation.

No representation is made by Muljat Group Commercial or Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or presentation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Muljat Group Commercial, Seller, and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. Prospective purchasers should be aware that Seller of the business known as 113 6TH STREET, is selling the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and or after contracting to purchase, as appropriate, purchaser will be given reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of purchaser's choosing. Prospective purchaser shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, purchaser shall not be entitled to and should not rely on Seller or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Seller may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Seller and its agents shall not be responsible to purchaser or any successor on account of any errors or omissions or construction defects of such predecessors or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Seller and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any obligations set by Seller thereunder have been satisfied or waived.

Any offer to Seller must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by Seller and executed by both parties, and (iii) approved by Seller before the transaction becomes binding on either party. Neither the prospective purchaser nor the Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Seller or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Seller or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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