

3330 NORTHWEST AVE



20 UNITS IN 4 FREE STANDING BUILDINGS | BELLINGHAM, WA



JEFF JOHNSON
WINDERMERE COMMERCIAL
360.319.8358
JAJOHNSON@WINDERMERE.COM

ELIZABETH WOLFE
WINDERMERE COMMERCIAL
360.319.6923
ELIZABETHWOLFE@WINDERMERE.COM

3330 NORTHWEST AVENUE

LOT SIZE	51,100 SF
TOTAL FINISHED SF	17,760 SF
UNITS	20
SF PER UNIT	888 SF
BED / BATH	2 / 1.5
PARKING SPACES	39
YEAR BUILT	1969
DEVELOPABLE LAND	YES
ZONING / AREA	RM 1.5 / BIRCHWOOD
NOI STABILIZED	\$241,068
ASKING PRICE	\$4,400,000
PARCEL NUMBERS	380213246089, 380213247081, 380213267088

Welcome to 3330 Northwest Avenue, a rare investment opportunity in the heart of Bellingham. The Property is currently improved with a 4 building – 20-unit apartment complex on approximately 1.33 acres. The existing buildings were built in 1969 with (2) 4-plexes and (2) 6-plexes. The land size would indicate the potential for additional units in the future and the existing layout includes 39 parking spaces.

The 20-unit mix consists of 2-bedroom, 1.5 bath townhouse-style units of approximately 888 square feet each. According to a recent appraisal, the total square footage of all four buildings is approximately 17,760 sf.

The buildings are on concrete footings with channel cedar exterior siding, cedar shingle accents, mansard roof, vinyl windows and built-up flat roofs.

The Property is located in the city limits of Bellingham along a regular bus route and within a close proximity to Shuksun Elementary school and backing up to Bellingham Golf & Country Club. It is also near I-5 and many amenities. Fantastic Tenant appeal and low vacancy makes this a fantastic opportunity for investors seeking long-term growth & stability.

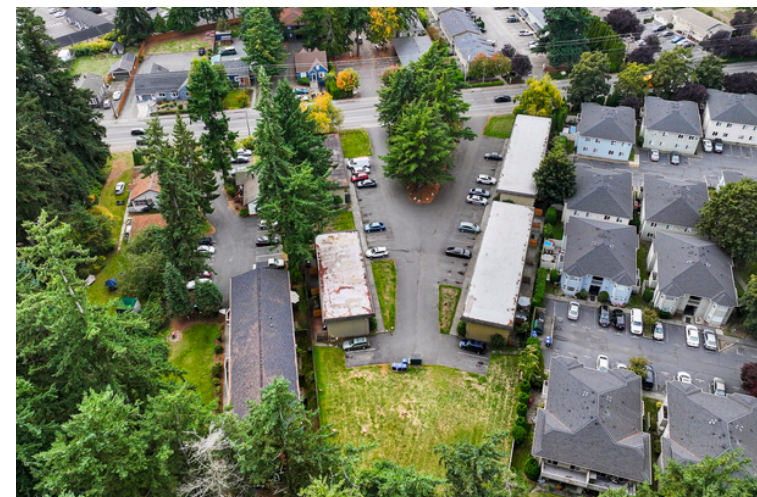


AERIAL



RENT ROLL (2025)

Unit	Status	Expiration Date	Rent
A1	Occupied	8/31/2026	\$ 1,400.00
A2	Occupied	6/30/2026	\$ 1,400.00
A3	Occupied	10/31/2026	\$ 1,650.00
A4	Occupied	2/23/2026	\$ 1,450.00
B1	Occupied	9/30/2026	\$ 1,600.00
B2	Occupied	6/30/2026	\$ 1,350.00
B3	Just Rented	11/30/2026	\$ 1,550.00
B4	Occupied	2/28/2026	\$ 1,550.00
C1	Occupied	3/8/2026	\$ 1,450.00
C2	Occupied	5/30/2026	\$ 1,500.00
C3	Occupied	6/30/2026	\$ 1,500.00
C4	Vacant		\$ 1,550.00
C5	Occupied	5/31/2026	\$ 1,500.00
C6	Occupied	4/30/2026	\$ 1,600.00
D1	Occupied	3/31/2026	\$ 1,500.00
D2	Occupied	4/30/2026	\$ 1,500.00
D3	Occupied	9/30/2026	\$ 1,350.00
D4	Occupied	4/30/2026	\$ 1,500.00
D5	Occupied	5/31/2026	\$ 1,500.00
D6	Occupied	6/30/2026	\$ 1,500.00
Stabilized Monthly Rent			\$ 29,900.00
Stabilized Annual Rent			\$ 358,800.00



FINANCIALS

EXPENSES BASED ON MARKET EXPENSES STABILIZED

Annual Gross Income	\$358,800
Vacancy at 1%	\$3,588
Effective Gross Income	\$355,212
Operating Expenses	
Real Estate Taxes	\$22,016
Insurance	\$21,600
Repairs Maintenance	\$10,000 (budget)
Management fee 6%	\$21,528
Utilities (water, sewer, garbage)	\$26,000 (budget)
Misc	\$3,000
Replacements reserve	\$10,000 (budget)
Total Operating expenses	\$114,144
Net Income – Stabilized	\$241,068



AERIAL IMAGE

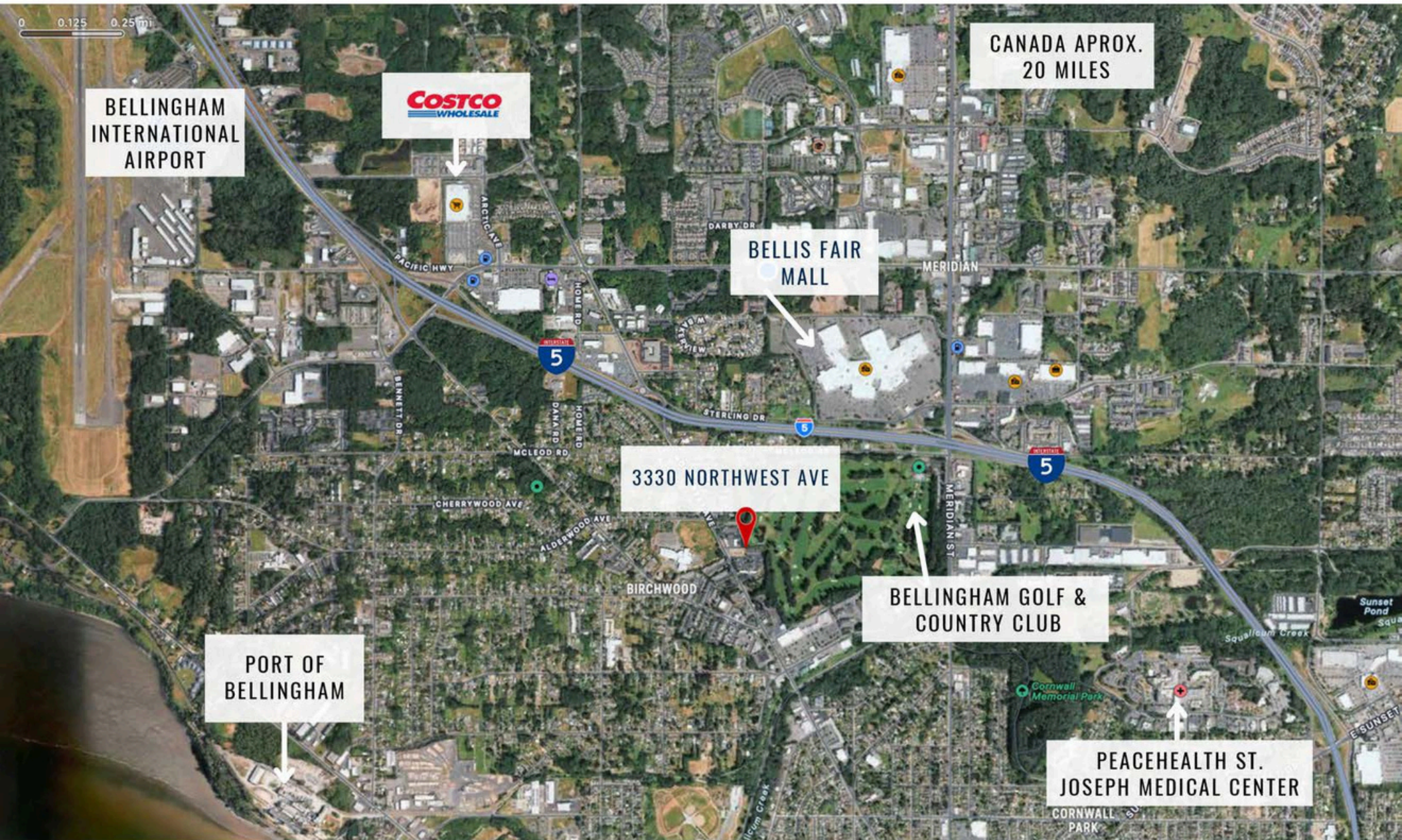


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APARTMENT PHOTOS



ARFA MAP





PRESENTED BY


Windermere
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