

415 DEPOT ROAD

LYNDEN, WA 98264



- Lynden Farm and Home Country Store offers farm and home retail services including feed, pet supplies, clothing, lawn and garden products, hardware, and propane filling.
- Conveniently located near SR-546, which runs east-west and features a roundabout at Depot Road, and close to SR-539, a major north-south route leading directly to the Canadian border.
- Lynden is seeing strong growth potential, with planned residential expansion in the Pepin Creek Subarea, infrastructure investments, and the upcoming expansion of the Kenneth G. Ward border crossing. Combined with ongoing residential development and nearby amenities, these factors are driving increased demand and make the area attractive for investment/purchase.

PROPERTY OVERVIEW



PROPERTY ADDRESS
415 Depot Road
Lynden, WA 98264



PARCEL NUMBERS
4003202534560000/134100



PARCEL SIZE
38,2332



BUILDING SIZE
32,760 SF



DESCRIPTION OF EXISTING BUSINESS

- Store Hours:
Monday - Friday: 6:00 AM - 8:00 PM
Saturday: 7:00 AM - 8:00 PM
Sunday: Closed
- Lawn & Garden Supplies: Yes
- Hardware/Farm & Home Supplies: Yes
(pet, livestock, tools, fencing, garden, seed, fertilizers, etc.)
- Propane: Yes, propane filling



ASKING PRICE
\$3,352,892



AVG STORE SALES/MONTH
\$208,984



C STORE/FEED STORE MARGIN
33.42%



ANNUAL GROSS PROFIT (2024)
\$838,223

PROPERTY PHOTOS



AERIAL

415 DEPOT ROAD

PARCEL #:

4003202534560000/134100
PARCEL SIZE: 38,232 SF

Main Street

Depot Road

DEPOT ROAD

539

546

LOCATION OVERVIEW

N

Depot Rd

Vineup Rd

LYNDEN**415 DEPOT ROAD**

Main St

14th St

Front St

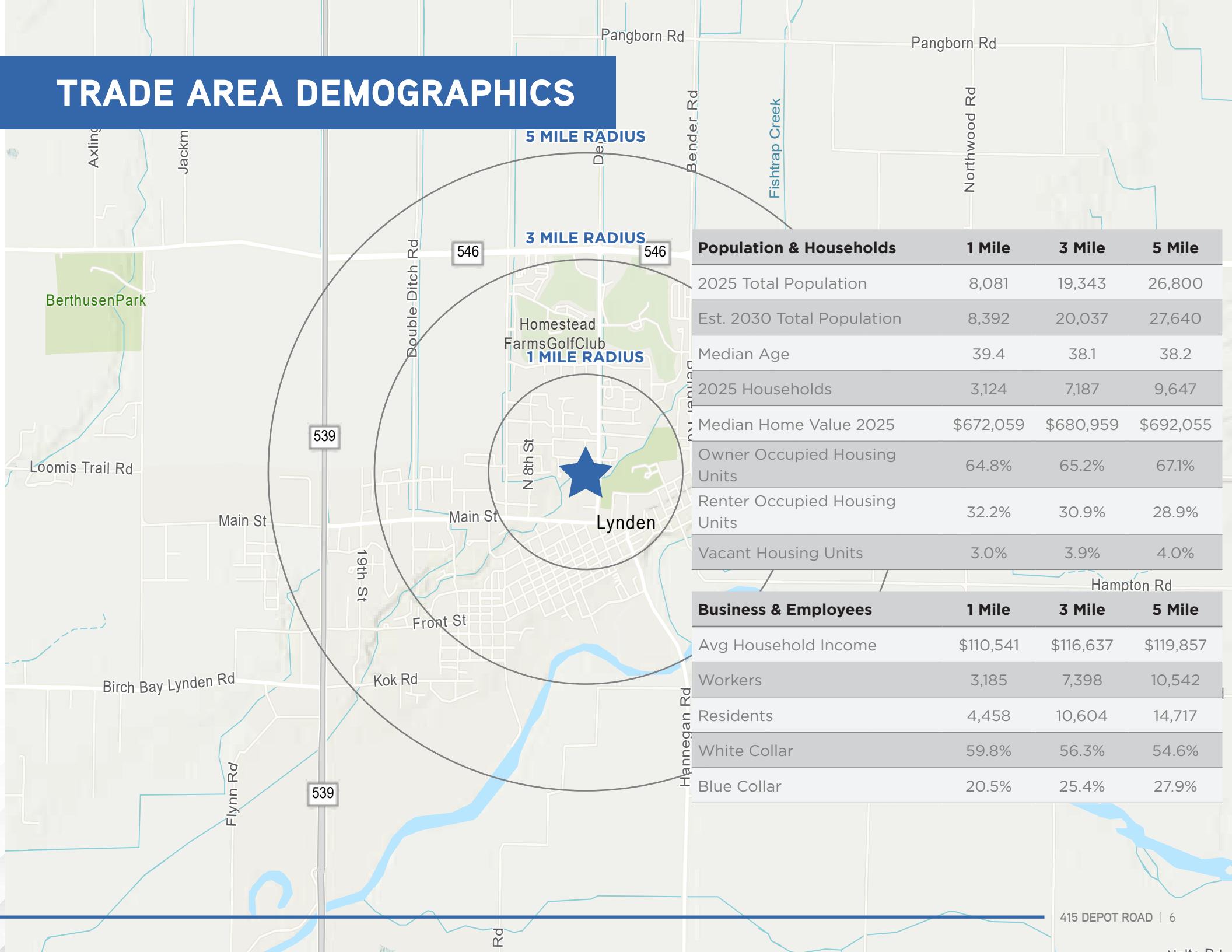
15th St

16th St

Hampton Rd



TRADE AREA DEMOGRAPHICS



415 Depot Road,
Lynden

Drivetimes

10 Minutes

30 Minutes

60 Minutes

2025 Population Density

Less than 500

> 500 - 1,000

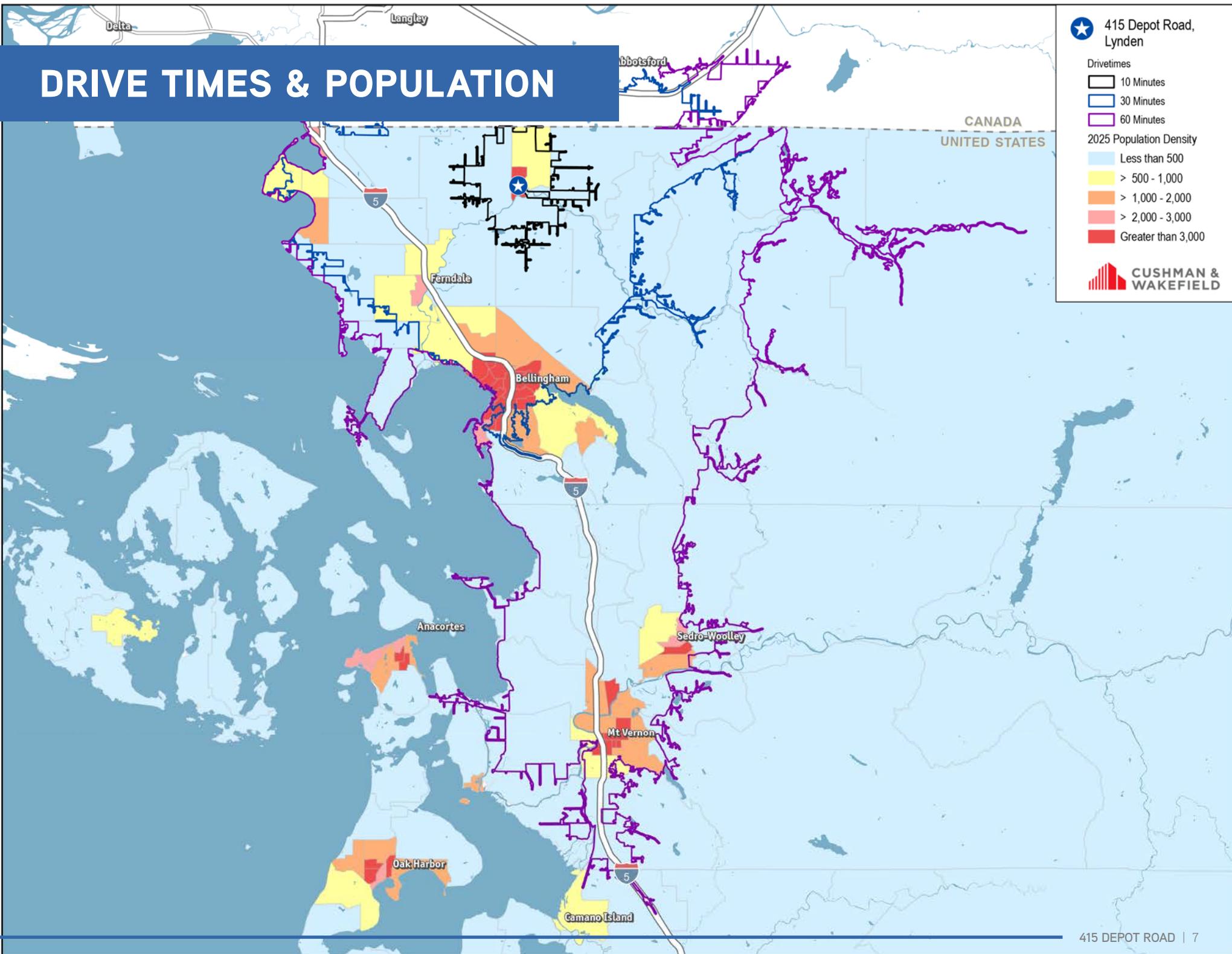
> 1,000 - 2,000

> 2,000 - 3,000

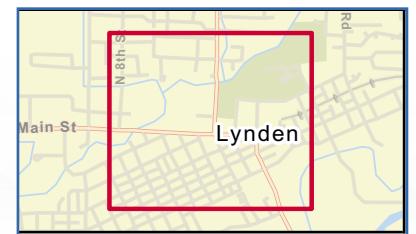
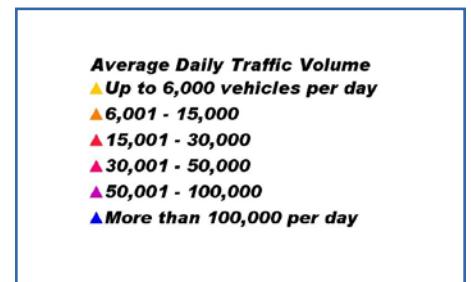
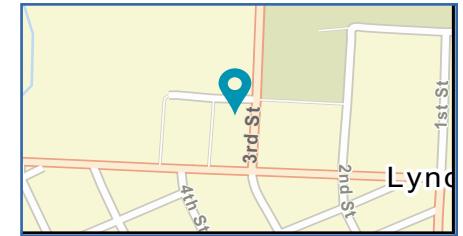
Greater than 3,000

CUSHMAN & WAKEFIELD

DRIVE TIMES & POPULATION



TRAFFIC COUNTS



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LYNDEN, WA 98264



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