

## Cross Property 360 Property View

# 117 115 W Magnolia Street Unit #5 & 6, Bellingham, WA 98225

### Listing

MLS#: **2244259**

Community: **Downtown**  
Potential Terms: **Cash Out**

Status: **Active (05/29/2024)**  
Area: **860 - Bellingham**

CDOM: **0**  
Lot Size: **.190 ac/8,276 sf**

Listing Price: **\$1,200,000**  
Original LP: **\$1,200,000**

### Marketing Remarks

Located on Magnolia Street in Downtown Bellingham, WA, Taco Lobo stands as a beacon of flavor and community. For 18 years, it has been the go-to destination for authentic Mexican cuisine, nestled within (2) condominium units. Now, this beloved establishment, complete with a full restaurant buildout, is ready to pass the torch to a new wave of culinary innovators. With its generous offerings including a large hood, walk-in cooler, and tiled floors, along with all necessary equipment, stepping into Taco Lobo means stepping into a legacy of success. Priced at \$1,200,000.00, this turnkey opportunity is your ticket to becoming a culinary trailblazer. Don't miss your chance to make your mark in the heart of Bellingham's bustling downtown scene. T

### Broker Remarks

"Turnkey restaurant gem in Downtown Bellingham! Taco Lobo boasts 18 years of successful operation. Fully equipped with hood, walk-in, and tiled floors, this establishment is ready for its next chapter. Prime location with high foot traffic. Don't miss this opportunity to step into a thriving business!"



Showing Information: **Appointment, Call Listing Office**  
Offers: **Seller intends to review offers upon receipt**

Directions: **Head west on Holly St, right on Commercial St. right on W. Magnolia St. Destination will be on the right at 117 W. Magnolia St, Bellingham, WA.**

### Broker/Brokerage Information

Broker: **Bob Sandoz (44491)**  
Office: **Windermere Real Estate Whatcom**  
Firm Document Email: **whatcomdocs@windermere.com**  
Compensation: **3%0%**  
Tail Provision (Days): **180**

Broker Phone: **(425) 466-6705**  
Office Phone: **(360) 734-7500**  
Office Fax: **(360) 676-4694**  
Compensation Comments:

### Owner Information

Owner Name: **FERNANDO, LLC**  
Owner Name 2:  
Owner City: **Bellingham, WA**

Owner Phone: **(360) 441-5917**  
Phone to Show: **(425) 466-6705**

### General Information

Property Type: **Commercial**  
County: **Whatcom**  
Year Built: **1912**  
Lot Size: **.190 ac/8,276 sf**  
Foundation: **Post & Pillar**  
Total Covered Parking: **0**  
TaxID: **3803301811760000**

List Date: **05/29/2024**

Sub Property Type: **Commercial Industrial**  
State: **Washington**  
Effective Year Built/Source: **1975/Public Records**  
Lot Size Source: **Realist**  
Roof:  
Total Uncovered Parking: **0**  
Expir Date: **12/30/2024**

### Listing Information

Possession: **Closing**  
Potential Terms: **Cash Out**

### Financial Information

Total Asd Value: **\$660,563**

Land Asd Value:

Improve Asd Value:

Year Value Asd: **2024**

### Additional Property Information

Annual Taxes: **\$5,135.85**  
Preliminary Title Ordered: **Yes**  
Prohibit Blogging: **Yes**  
Right of First Refusal:  
3rd Party App Required: **None**

Tax Year: **2024**

Bank/RE Owned: **No**  
FIRPTA:

Form 17: **Provided**  
Title Company: **Chicago Title, Bellingham, WA**  
Auction: **No**  
Equitable Interest: Common Interest Cmty: **No**

### Site Information

General Zoning Class: **Business, Commercial**  
Site Frontage:  
Depth of Lot:

Zoning Jurisdiction: **City**  
Topography: **Level**

### Building Information

Building Condition:  
Association Dues: **\$0**  
Style Code: **60 - Comm Bldg Und 10K**  
Exterior: **Stucco, Wood**

Association: **No**  
Association Dues Freq:  
Sewer: **Sewer Connected**  
Ceiling Height:

### Utility Information

Cable/TV Provider: **Comcast**  
Water Source: **Public**  
Sewer Company: **City of Bellingham**  
Heating: **Heat Pump**  
Cooling: **Heat Pump**

Internet Provider: **Comcast**  
Water Company: **City of Bellingham**  
Power Company: **Puget Sound Energy**

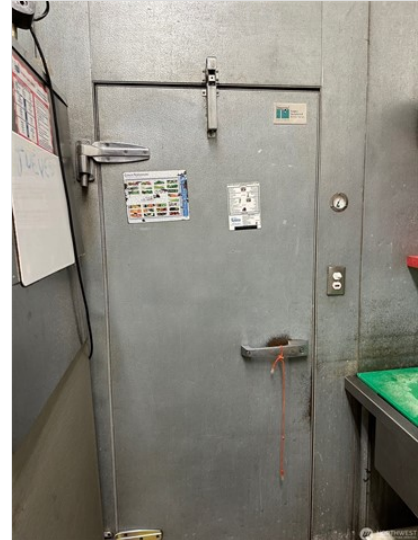
**Tenant Information**

Total SqFt Rent:  
Total Monthly Rent:  
Total Monthly NNN:

**Selling Information**

Recent: **05/29/2024 : New**

**Photos**





Property Map

