

MOUNT BAKER PRIME GATEWAY PROPERTY FOR SALE

MAPLE FALLS, WA

2 + ACRES
GROCERY
HARDWARE
LAUNDRY
DELI
GAS

LIST: \$2,999,000 USD

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Investment Opportunity: Maple Falls, WA

This prime property in the scenic town of Maple Falls, WA, offers a unique investment opportunity, strategically located near the Mt. Baker Ski Resort.



PROPERTY FEATURES

The main store building of 8,719 sf sits on approximately 1.5 acres of land.

Additionally, 2 adjoining properties are available for purchase.

The first, includes 1 cabin on .2 acres. Ideal for residential or short-term rental purposes, providing additional income potential.

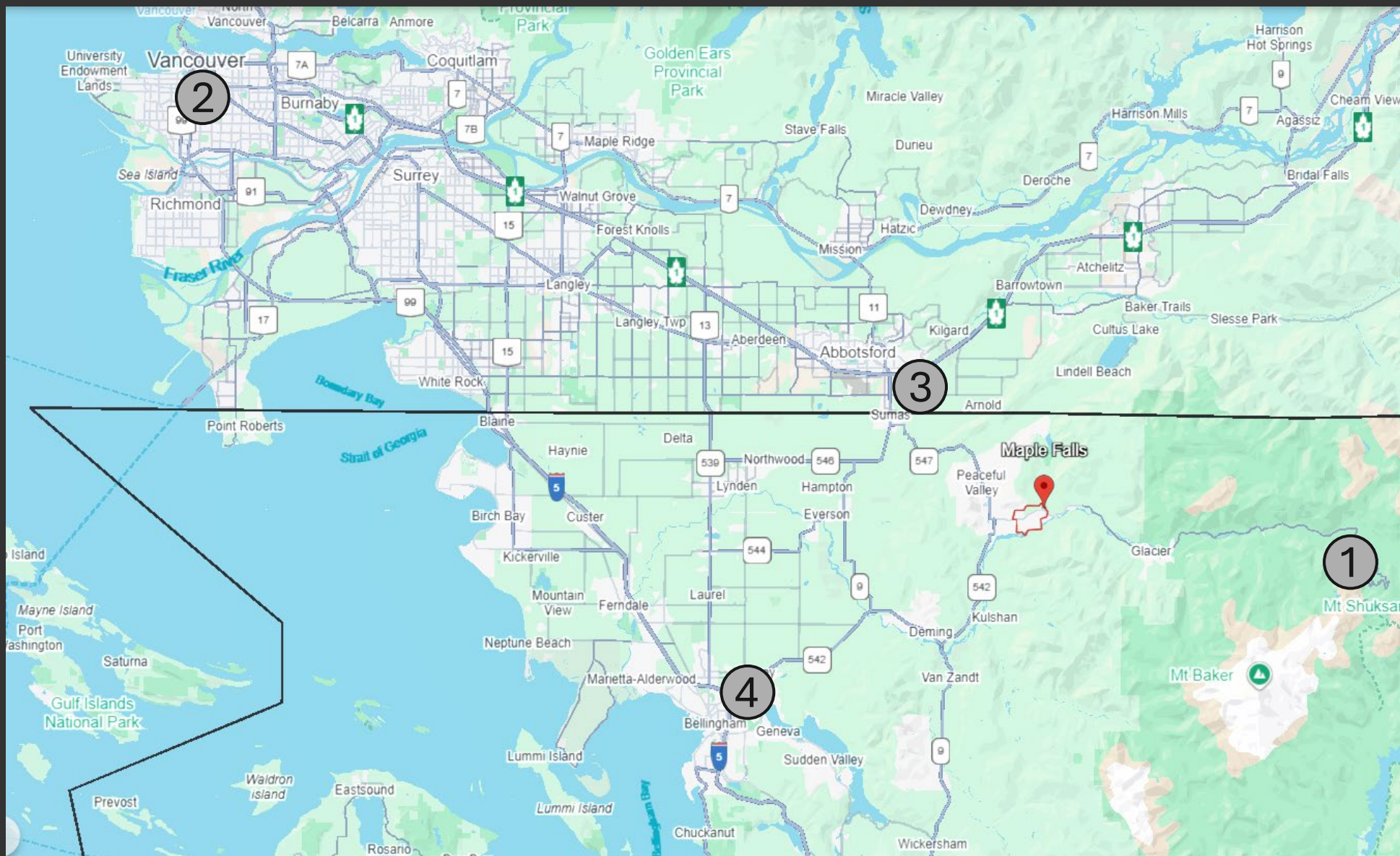
The second has an additional cabin and is approximately 1 acre of versatile land. Ideal for future development, potential concepts include additional cabins or a trailer park, further enhancing the property's earning capacity.





KEY HIGHLIGHTS

- Located as the **last full-service stop** for locals and visitors en route to Mt. Baker Ski Resort and the surrounding National Park, making it a key destination in the area.
- Currently operating as a **Chevron-branded service station**, featuring a laundromat, large grocery section, hardware store, automotive supplies, and deli.
- Includes a **full liquor license**, providing additional revenue opportunities.
- **Prime visibility** along Mount Baker Highway at Silver Lake Road.
- **Ample parking** with 5.87 stalls per 1,000 sq. ft., offering convenience for customers.
- Zoned **STC**, making it a flexible property for both investment and owner-use options.



POINTS OF INTEREST

1

MT BAKER SKI RESORT
Approximately 26 miles
away with a dive time of
38 minutes

2

VANCOUVER, BC
Approximately 61 miles
away with a dive time of
1 hour and 36 minutes

3

CANADIAN BORDER
Approximately 15 miles
away with a dive time of
23 minutes

4

BELLINGHAM, WA
Approximately 28 miles
away with a dive time of
42 minutes