

412 FRONT STREET



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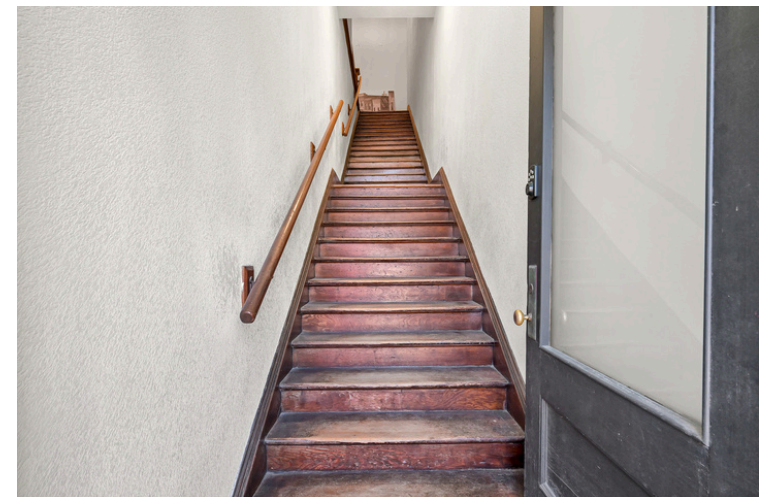
LOT SIZE	3,485 SF
BUILDING SIZE	4,892 SF
COMMERCIAL SPACE	3,343 SF
APARTMENT TOTAL SQFT	1,500 SF
PARCEL #	4003202643200000
AREA	DOWNTOWN LYNDEN
ASKING PRICE	\$1,250,000
NOI	\$80,000
YEAR BUILT / REMODELED	1912 / 2019

412 Front Street in vibrant Downtown Lynden offers a unique investment opportunity. This historic building, originally built in 1912 and fully remodeled in 2019, houses Symmetrie Salon in the main floor commercial space and two beautiful 1-bedroom apartments upstairs. The code compliant remodel completely refurbished the building while keeping it's historic charm. Fantastic leasing history (Symmetrie with a lease until 2027 + 6 years of extension options) located in Lynden's trendiest and most vibrant commercial corridor. Easy customer parking along Front Street and constant pedestrian traffic, this location will be a longstanding staple of the community. Historic district property tax discount active through 2029! Buyer to verify program.



FINANCIALS (2025)

	<u>Square Feet</u>	<u>Monthly</u>	<u>Annual</u>	<u>Lease ends</u>
<u>Revenue</u>				
Symmetrie		\$5,065.00	\$60,780.00	Dec 31, 2027
Apt 201	approx 750	\$1,575.00	\$18,900.00	2026
Apt 202	approx 750	\$1,475.00	\$17,700.00	2026
Total		\$8,115.00	\$97,380.00	
<u>Expenses 2024</u>				
Natural Gas		\$51.00	\$612.00	
Water/Sewer		\$257.00	\$3,084.00	
Garbage		\$125.00	\$1,500.00	
Insurance		\$391.00	\$4,687.00	
Property Taxes			1254.00*	
Sub Total		\$824.00	\$12,137.00	
Net Income			\$85,243.00	
Value at 6.8% cap			\$1,253,573.00	



AERIAL IMAGES



AERIAL IMAGES



APARTMENT PHOTOS

APARTMENT 201:



APARTMENT 202:



AREA DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 412 Front St, Lynden, WA 98264

CITY, STATE

Lynden, WA

POPULATION

16,360

AVG. HH SIZE

2.83

MEDIAN HH INCOME

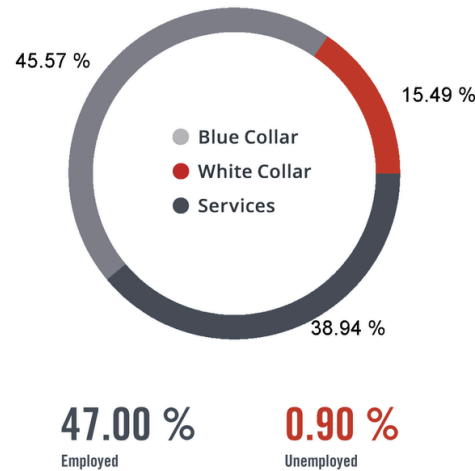
\$55,362

HOME OWNERSHIP

Renters: **1,847**

Owners: **4,250**

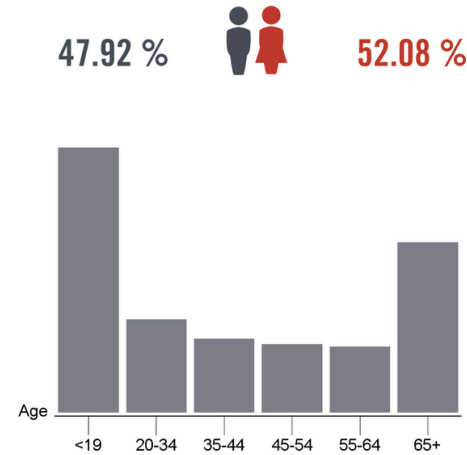
EMPLOYMENT



EDUCATION

High School Grad: **32.36 %**
Some College: **22.88 %**
Associates: **5.03 %**
Bachelors: **26.19 %**

GENDER & AGE

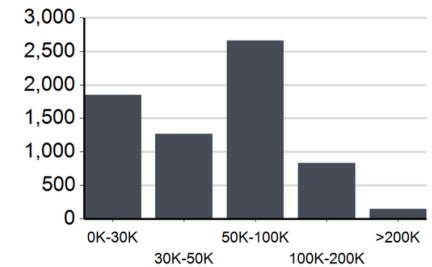


RACE & ETHNICITY

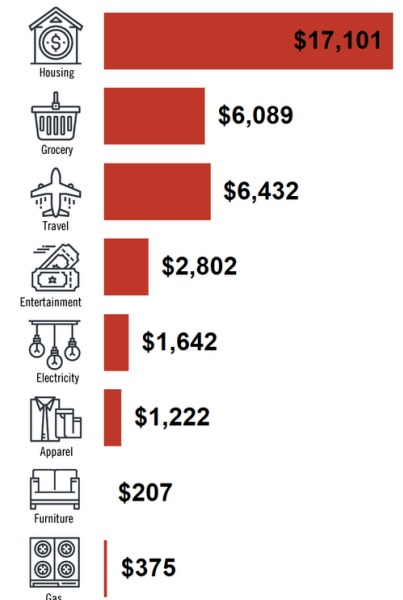
White: **86.24 %**
Asian: **1.20 %**
Native American: **0.17 %**
Pacific Islanders: **0.01 %**
African-American: **0.12 %**
Hispanic: **7.63 %**
Two or More Races: **4.62 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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