

412 FRONT STREET



  
**Windermere**  
COMMERCIAL

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# 412 FRONT STREET

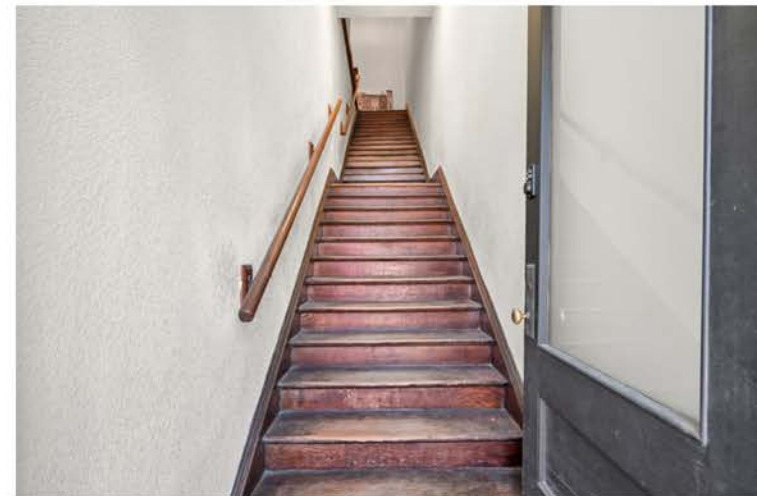
LOT SIZE	3,485 SF
BUILDING SIZE	4,892 SF
COMMERCIAL SPACE	3,343 SF
APARTMENT TOTAL SQFT	1,500 SF
PARCEL #	4003202643200000
AREA	DOWNTOWN LYNDEN
ASKING PRICE	\$1,300,000
NOI	\$80,000
YEAR BUILT / REMODELED	1912 / 2019

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 its 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 (2024)

	<u>Square Feet</u>	<u>Monthly</u>	<u>Annual</u>
<b><u>Revenue</u></b>			
Symmetrie	approx 3340	\$ 4,918.00	\$ 59,016.00
Apt 201	approx 750	\$ 1,575.00	\$ 18,900.00
Apt 202	approx 750	\$ 1,475.00	\$ 17,700.00
Total		\$ 7,968.00	\$ 95,616.00
			\$ 92,747.52
<b><u>Expenses 2024</u></b>			
Natural Gas		\$ 51.00	\$ 612.00
Water/Sewer		\$ 257.00	\$ 3,084.00
Garbage		\$ 125.00	\$ 1,500.00
Insurance		\$ 555.00	\$ 6,660.00
Property Taxes			\$ 1,254.00
Management fee			\$ 2,868.48
Sub Total		\$ 988.00	\$ 15,978.48
Net Income			\$ 79,637.52



# 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. HHSIZE

**2.83**

MEDIAN HH INCOME

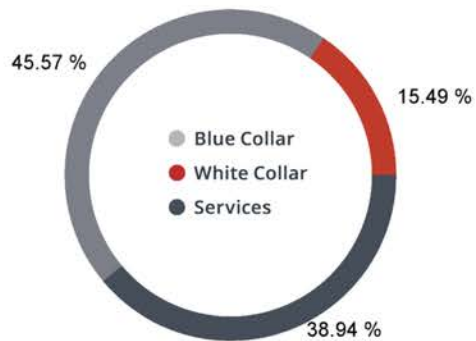
**\$55,362**

HOME OWNERSHIP

Renters: **1,847**

Owners: **4,250**

EMPLOYMENT



**47.00 %**

Employed

**0.90 %**

Unemployed

EDUCATION

High School Grad: **32.36 %**

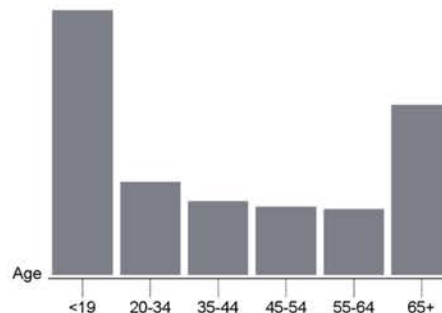
Some College: **22.88 %**

Associates: **5.03 %**

Bachelors: **26.19 %**

GENDER & AGE

47.92 % 52.08 %



RACE & ETHNICITY

White: **86.24 %**

Asian: **1.20 %**

Native American: **0.17 %**

Pacific Islanders: **0.01 %**

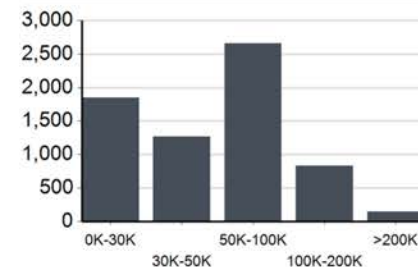
African-American: **0.12 %**

Hispanic: **7.63 %**

Two or More Races: **4.62 %**



INCOME BY HOUSEHOLD



HH SPENDING



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**PRESENTED BY**



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