

FOR SALE

Fully-Leased Dental Office





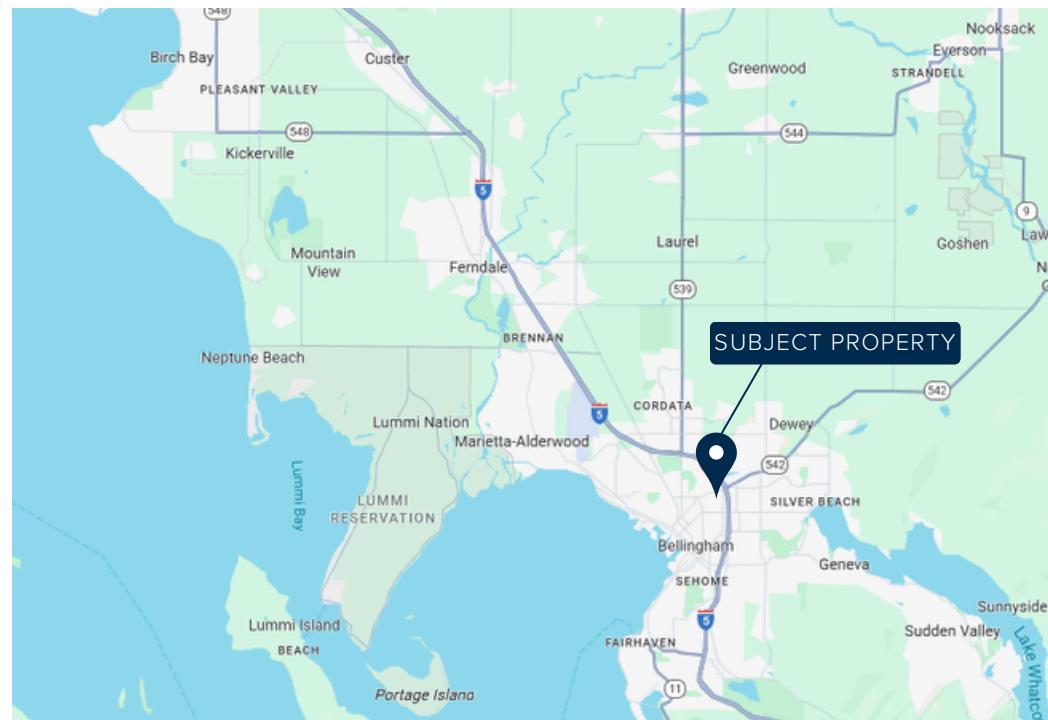
ASSET SUMMARY

3136 SQUALICUM PKWY #A

BELLINGHAM, WA 98225

COUNTY:	Whatcom
MARKET:	North Counties
USE:	Medical
APN#:	3803194524440002
OCCUPANCY:	Leased through December 2035
SUITE SIZE:	2,000 SF
YEAR BUILT:	1996
# OF PARKING:	20
LOT SIZE:	.11 Acres
RENT:	\$5,000/mo +NNN w/ 3% Annual Increases
BUILDING CLASS:	A
ROOF:	Metal
HEAT:	Forced Air; Heat Pump
BUILDING:	Stone, Wood
# OF RESTROOMS:	2

PRICE: \$1,100,000



PROPERTY OVERVIEW

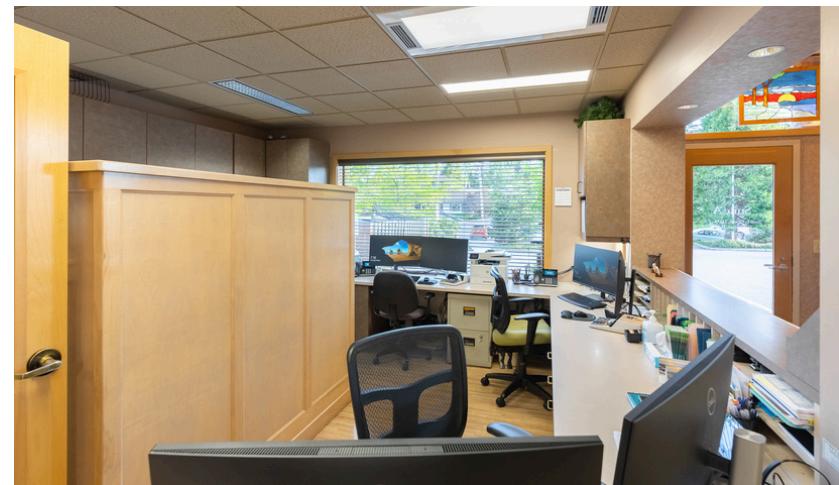
A rare chance to acquire a fully turnkey dental office backed by a well-established practice and a brand-new 10-year lease, featuring two (2) additional five-year options and 3% annual rent increases. This exceptionally maintained property offers stable, long-term income in one of Bellingham's most desirable locations. Recently refreshed with new flooring and wall coverings, the space presents a modern, welcoming environment for patients and staff alike.

Features:

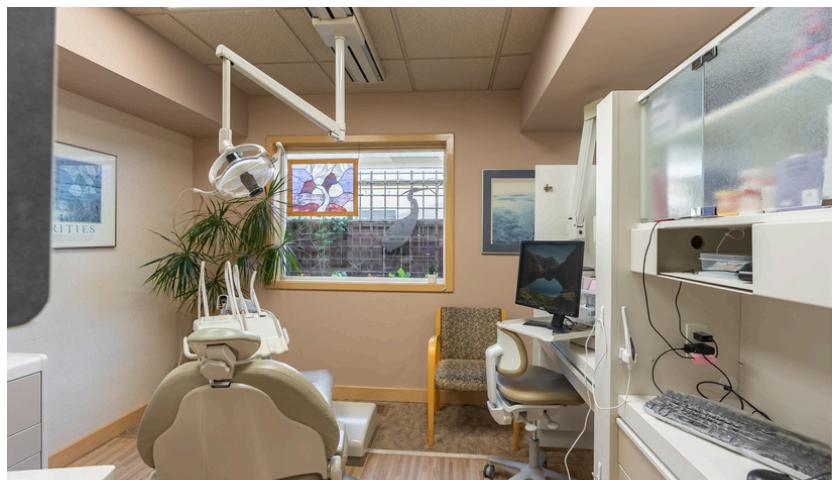
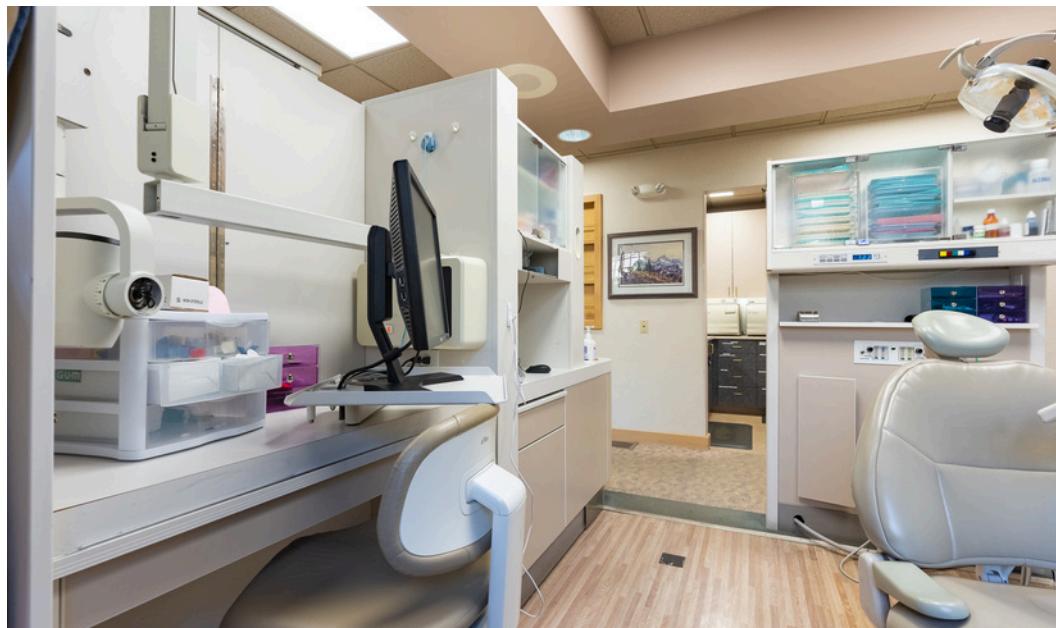
- 6 Total Operatories (3 hygiene and 3 restorative)
- Beautiful reception and waiting area
- Dedicated X-Ray room
- Separate lab and sterilization rooms
- Staff and client restrooms
- Staff lunchroom
- Basement space with washer/dryer and mechanical systems
- Landscaped grounds



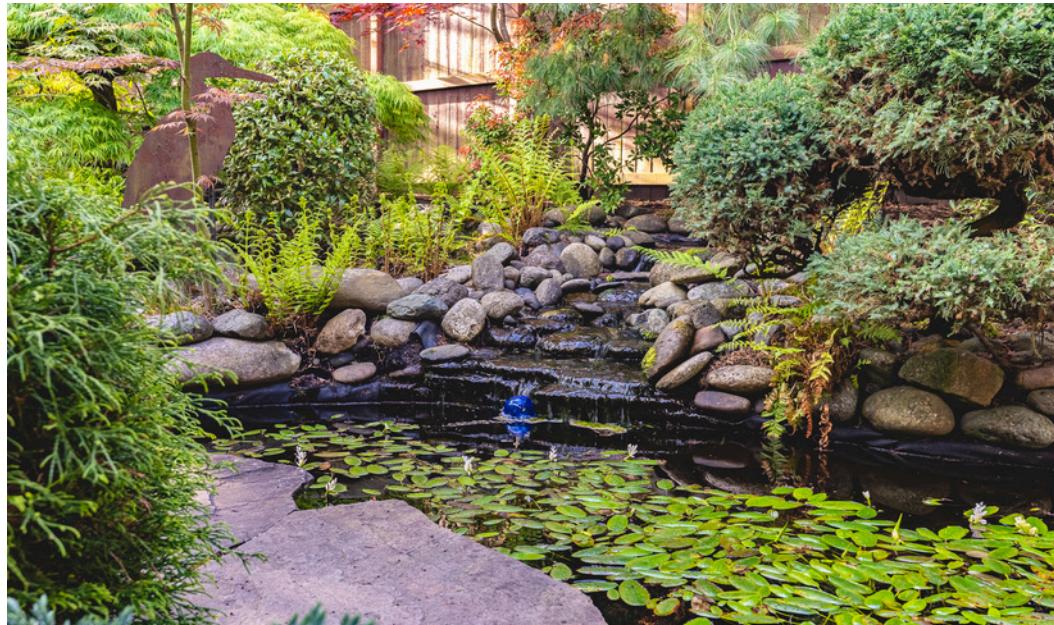
OFFICE RECEPTION



DENTAL PRACTICE



OUTSIDE GARDENS



JOB NO. 801

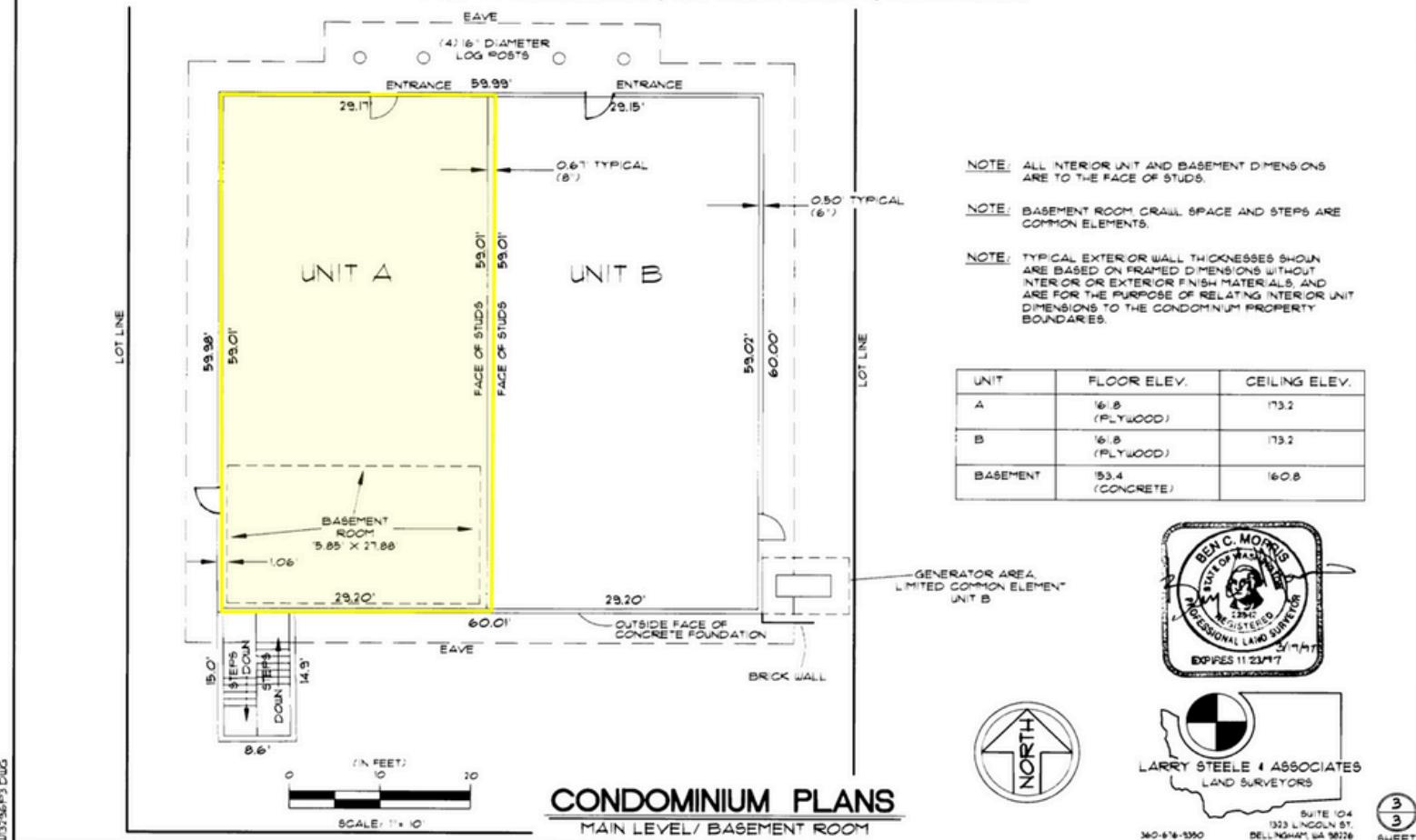
VOL. 22

PGS.

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THE FORUM CONDOMINIUM

BEING A PORTION OF THE E $\frac{1}{2}$, NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 38 N., RANGE 3 E., W.M.,
CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON



F. BK. 443/40 3/12/91

VOL. 22 PGS. 20

JOB NO. 13296

Order Search
WAWHAT:19970401 00050

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Requested By: Kyle.Hemminger, Printed: 2/25/2025 1:23

Location Facts & Demographics

Bellingham, WA 98226 based on data from CoStar acquired from the U.S. Census



CITY, STATE

BELLINGHAM, WA

POPULATION

170,114

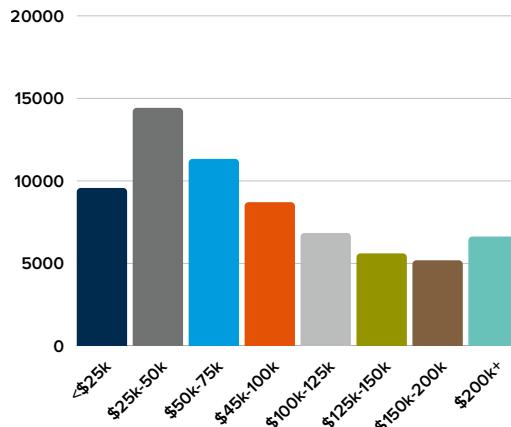
MEDIAN HH INCOME

\$72,043

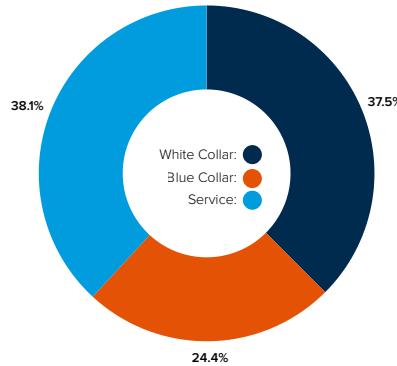
AVG. HH SIZE

2.4

INCOME BY HOUSEHOLD



EMPLOYMENT



60.2%

Employed

3.5%

Unemployed

RACE & ETHNICITY

White: **76.3%**

Asian: **5.41%**

Native American: **.93%**

Pacific Islanders: **.26%**

African-American: **1.25%**

Hispanic: **6.42%**

Two or More Races: **9.43%**

HOME OWNERSHIP

Renters:

52%

Owners:

48%

AVG. HH SPENDING



\$31,440



\$14,544



\$8,844



\$5,628



\$5,333



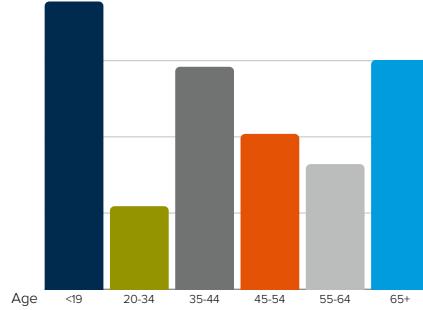
\$4,392



\$1,642

GENDER & AGE

51.5% **48.5%**

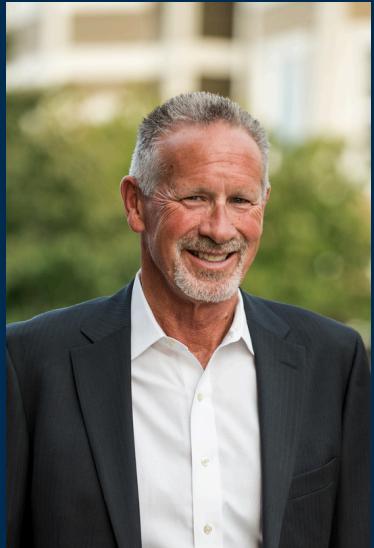


LOCATION & DEMOGRAPHICS

 Windermere
COMMERCIAL



EXCLUSIVELY LISTED BY:



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