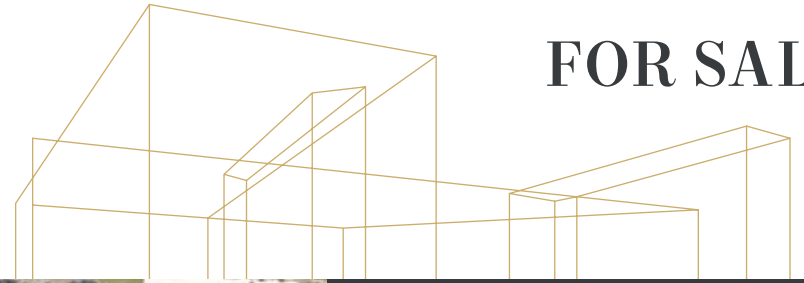




Single Tenant Retail on large lot

4179 MERIDIAN ST, BELLINGHAM, WA 98226

FOR SALE



5,338 SF freestanding building

75,359 SF lot area/1.73 acres

BUILT in 1990

SIGNALIZED INTERSECTION -
Approx. 30,000 vpd

\$2,985,000 sale price

NEAR Bellis Fair Mall

7.5% cap actuals

POTENTIAL for future redevelopment

SAME TENANT since 2007

***DO NOT** disturb tenant

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5,338 SF

FREESTANDING BUILDING

75,359 SF

LOT AREA

1.73

ACRES

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km Kidder Mathews