

FOR SALE

1780 FRONT ST., LYNDEN


Windermere
COMMERCIAL



- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS

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NEARBY RETAILERS



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1780 FRONT ST., LYNDEN



Positioned on Front Street in the heart of Lynden, just across from the Northwest Washington Fairgrounds and near Fairway Center, with strong surrounding medical and office users, this well-maintained commercial property offers exceptional flexibility for both an owner-user and investor. Formerly a bank and most recently used as office space, the property is well suited for a variety of uses including medical, office, financial, and retail. The building features ADA-compliant bathrooms, a kitchen, conference room, six private offices, a reception area, and an open office workspace designed for functionality and efficiency. Two drive-thrus add unique value, with one located closest to the building available for use and the second currently leased by Wells Fargo for an ATM kiosk through 2031, plus a five-year extension option, providing strong supplemental income. Situated on a generously sized parcel with ample parking, the north portion of the site offers future development potential for additional commercial space or parking. City of Lynden CSL zoning supports a wide range of uses. The interior was refreshed in 2021, and the exterior has been well maintained with durable, low-maintenance construction including a tile roof, brick, and stucco exterior—making this a strong long-term investment opportunity. Currently vacant and ready for immediate occupancy.



PRICE: \$1,250,000

- Lot Size: .740 ac/32,234 sf
- Zoning: Commercial, Multi-Family, Office, Residential, Retail
- Contact Agent For Details

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LYNDEN SUMMARY

Lynden is a city in Whatcom County, Washington, United States. It is located 15 miles (24 km) north of Bellingham, the county seat and principal city of the Bellingham Metropolitan Area. It is the second largest city in Whatcom County. The city is approximately 5 miles (8.0 km) south of the Canada-U.S. border. The city is located along the Nooksack River and State Route 539. The population of Lynden was 15,749 at the 2020 census.

Lynden is home to Washington State's largest Dutch settlement, is the heart of the region's farmland, and is an area that loves to celebrate life's simpler things. Throughout the year, this community comes together to celebrate authentic festivals and events that showcase their heritage, like the Northwest Raspberry Festival and the Farmers Day Parade. The biggest event of them all is the Northwest Washington Fair that is held annually in August.



DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 115 S Duffner Dr, Lynden, WA 98264

CITY, STATE

Lynden, WA

POPULATION

17,167

AVG. HHSIZE

2.82

MEDIAN HH INCOME

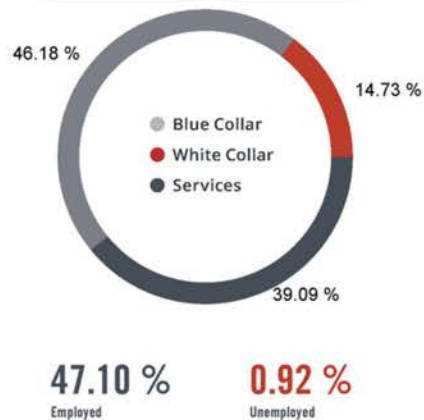
\$54,914

HOME OWNERSHIP

Renters: **1,895**

Owners: **4,475**

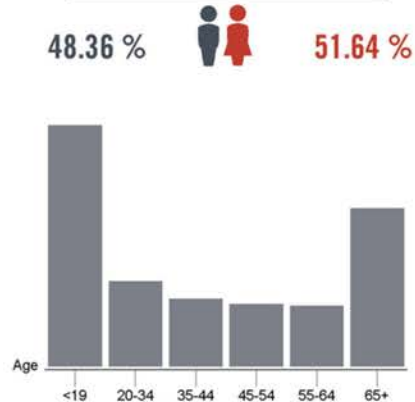
EMPLOYMENT



EDUCATION

High School Grad: **32.43 %**
Some College: **23.51 %**
Associates: **5.01 %**
Bachelors: **25.32 %**

GENDER & AGE

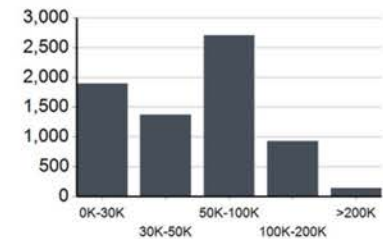


RACE & ETHNICITY

White: **84.96 %**
Asian: **0.45 %**
Native American: **0.10 %**
Pacific Islanders: **0.13 %**
African-American: **0.14 %**
Hispanic: **9.06 %**
Two or More Races: **5.16 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

