



FROSTY INN

A Landmark Commercial Opportunity at the Gateway to Mount Baker

7461 Mt. Baker Hwy • Maple Falls, WA 98266

RARE. VISIBLE. VERSATILE.

Discover an iconic Maple Falls commercial property positioned directly on Mt. Baker Highway, serving both the local community and the steady flow of visitors headed to the Mount Baker Recreation Area. Multiple buildings and flexible on-site uses create a compelling opportunity for an owner-operator or investor.

THREE VERSATILE BUILDINGS

Restaurant • residence • shop/storage

HIGH-VISIBILITY FRONTAGE

Direct exposure on Mt. Baker Highway

YEAR-ROUND DESTINATION

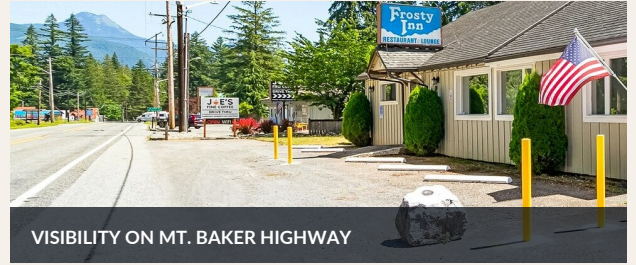
Skiing • hiking • camping • fishing

OWNER-USER FLEXIBILITY

Operate • live on site • invest



LANDMARK RESTAURANT BUILDING & HIGHWAY PRESENCE



VISIBILITY ON MT. BAKER HIGHWAY



ESTABLISHED RESTAURANT IDENTITY

THE OPPORTUNITY

Discover a rare commercial opportunity with the iconic Frosty Inn in the heart of Maple Falls. Ideally located along the Mt. Baker Highway, this high-visibility property serves both the local community and the year-round stream of visitors traveling to the Mount Baker Recreation Area.

The property features three versatile buildings: a well-established restaurant with excellent highway frontage, a comfortable on-site residence offering a convenient live-work lifestyle or rental potential, and a spacious shop/storage building ideal for equipment, inventory, or business operations. This unique combination creates exceptional flexibility for owner-operators and investors alike.

WHY FROSTY INN

Continue the property's established uses or adapt the site to a new concept while benefiting from its prime location and strong exposure. Just minutes from skiing, hiking, camping, fishing, and countless outdoor recreation opportunities, the Frosty Inn is positioned to serve locals, tourists, and outdoor enthusiasts throughout every season.

With ample parking, multiple functional buildings, and a long-standing presence in the community, this is a rare chance to own a landmark property in one of Whatcom County's most scenic destinations. Whether you're looking to grow an established business, enjoy the convenience of on-site living, or invest in a highly visible commercial property with multiple-use potential, the Frosty Inn offers exceptional possibilities in a premier gateway location to Mount Baker.

OWN A LANDMARK AT THE GATEWAY TO MOUNT BAKER

For property details, showing information, and offering guidance, contact Lifeline Equity.

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