

MIXED-USE INCOME PROPERTY WITH IMMEDIATE UPSIDE POTENTIAL



# 4250 DEWEY ROAD

BELLINGHAM, WASHINGTON



2

RESIDENTIAL  
RENTALS



6.66

ACRES



6,000 SF

SHOP SPACE



EXCEPTIONAL  
REGIONAL  
CONNECTIVITY

# 4250 DEWEY ROAD

## PRICE: \$1,299,999

- 2 Residential Rentals
  - month-to-month
  - under market rent
  - 3 bed/1 bath home
  - 4 bed/1 bath home





# 4250 DEWEY ROAD

- 6,000 SF shop
  - with mezzanine
  - lease thru Dec 2026
- 3,500 SF pole building
  - lease thru Dec 2026
  - under market rent



# 4250 DEWEY ROAD

- 6.66 acres
- Whatcom County zoning R5A
- NOI: \$57,500 /yr (actual)
- Proforma NOI: \$99,000 /yr
- Rents are under market
- Residential leases month-to-month
- Shop leases thru December 2026



**RARE OPPORTUNITY FOR IMMEDIATE  
VALUE-ADD OR REDEVELOPMENT ON  
6.66 ACRE LOT. THIS PROPERTY  
PROVIDES A STABLE INCOME WHILE  
ALLOWING FOR FUTURE UPSIDE  
THROUGH REPOSITIONING,  
REDEVELOPMENT, OR OPERATIONAL  
OPTIMIZATION.**



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# PROPERTY FACTS

- WATER SOURCE: WELL
- SEPTIC
- R5A COUNTY ZONING
- MULTIPLE INCOME STREAMS
- ANNUAL RENT: \$71,820
- ANNUAL EXPENSES: \$13,112
- 2 RESIDENTIAL RENTALS
- 6000 SF SHOP
- 3500 SF POLE BUILDING
- APPROXIMATELY 4 ACRES OF EXCESS LAND



# Location Facts & Demographics

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

CITY, STATE

**BELLINGHAM, WA**

POPULATION

**170,114**

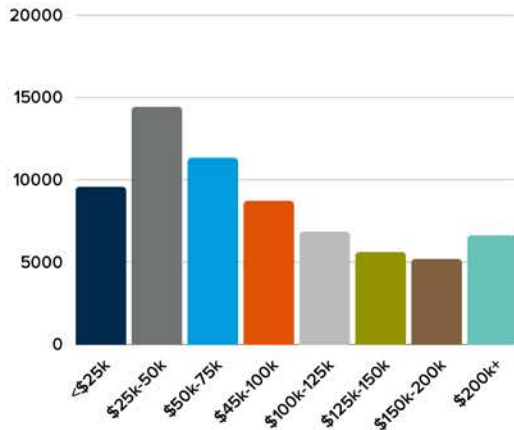
MEDIAN HH INCOME

**\$72,043**

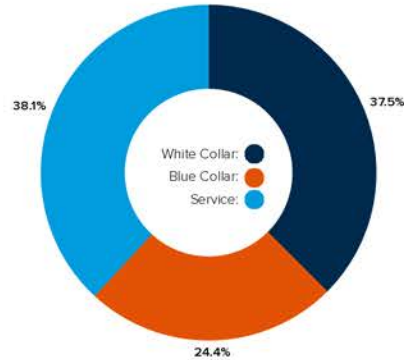
AVG. HH SIZE

**2.4**

INCOME BY HOUSEHOLD



EMPLOYMENT



**60.2%**  
Employed

**3.5%**  
Unemployed

RACE & ETHNICITY

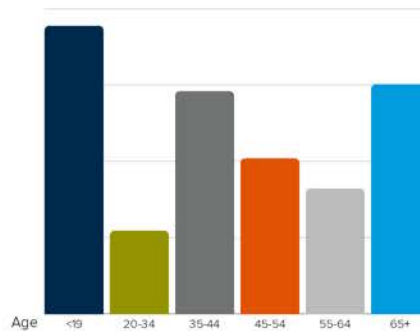
White: **76.3%**  
 Asian: **5.41%**  
 Native American: **.93%**  
 Pacific Islanders: **.26%**  
 African-American: **1.25%**  
 Hispanic: **6.42%**  
 Two or More Races: **9.43%**

EDUCATION

High School Grad: **19%**  
 Some College: **31%**  
 Associates: **8%**  
 Bachelors: **23%**  
 Advanced Degree: **13%**

GENDER & AGE

**51.5%**  **48.5%** 



HOME OWNERSHIP

Renters: **52%**

Owners: **48%**

AVG. HH SPENDING



Housing

**\$31,440**



Daycare/Education

**\$14,544**



Grocery

**\$8,844**



Transportation

**\$5,628**



Entertainment

**\$5,333**



Utilities

**\$4,392**

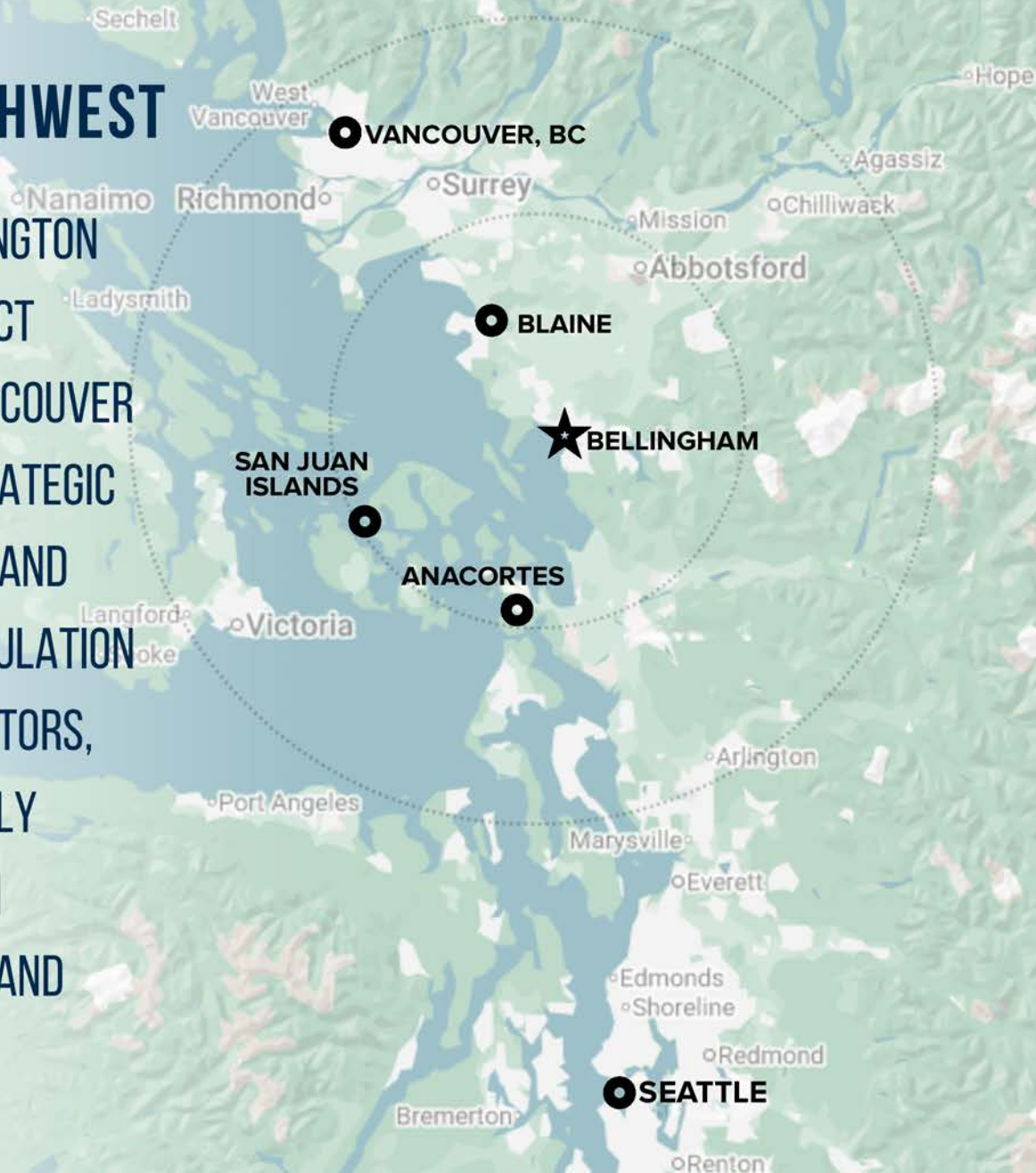


Apparel

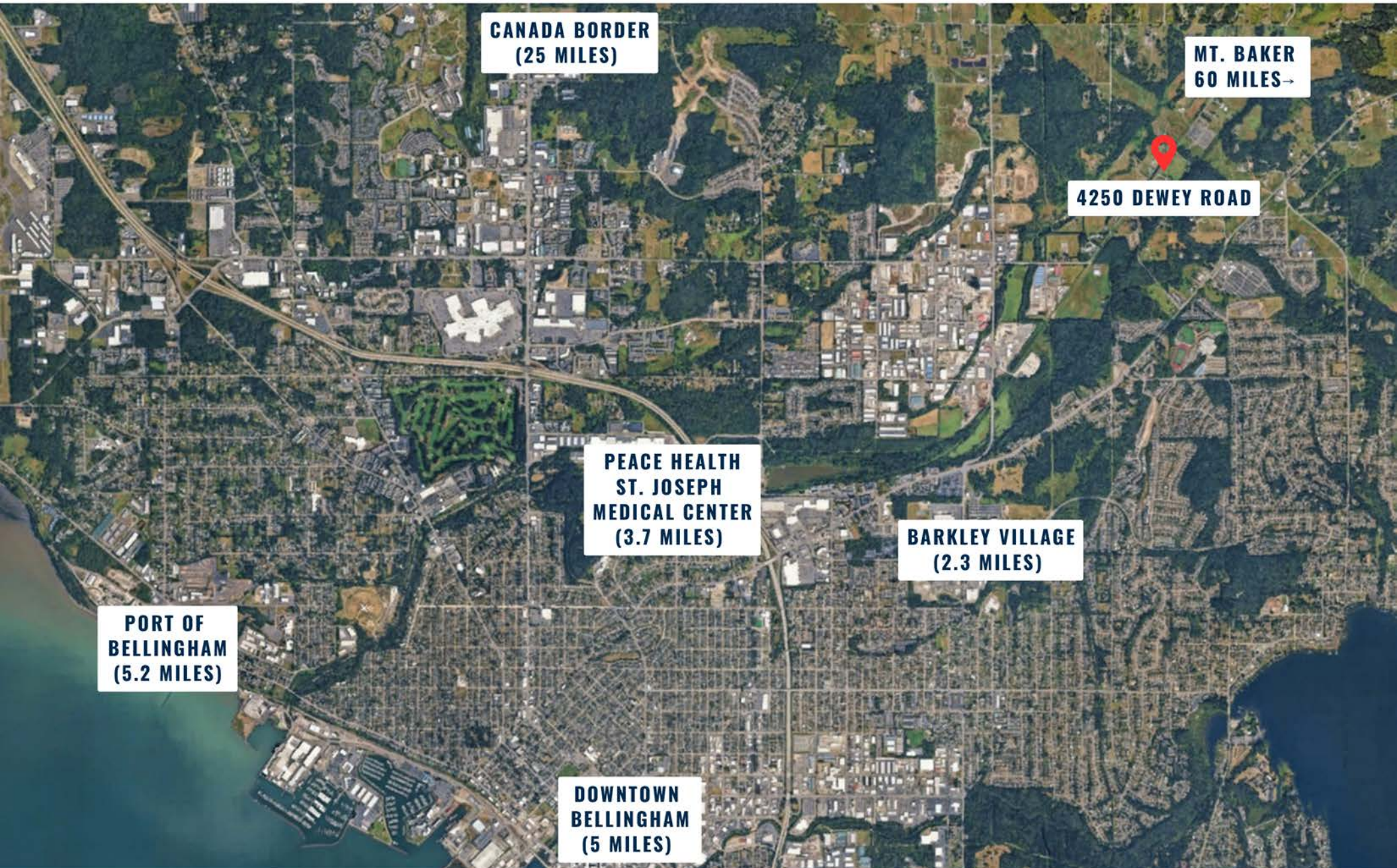
**\$1,642**

# BELLINGHAM: BEST OF THE PACIFIC NORTHWEST

AS THE NORTHERN GATEWAY TO WASHINGTON STATE, WHATCOM COUNTY OFFERS DIRECT ACCESS TO BOTH THE SEATTLE AND VANCOUVER METROPOLITAN AREAS, CREATING A STRATEGIC LOCATION FOR BUSINESSES, RESIDENTS, AND INVESTORS ALIKE. WITH SUSTAINED POPULATION GROWTH, EXPANDING EMPLOYMENT SECTORS, CROSS-BORDER COMMERCE, AND A HIGHLY DESIRABLE QUALITY OF LIFE, THE REGION CONTINUES TO ATTRACT DEVELOPMENT AND INVESTMENT THROUGHOUT THE PACIFIC NORTHWEST.



# AREA MAP



**CANADA BORDER  
(25 MILES)**

**MT. BAKER  
60 MILES →**

**4250 DEWEY ROAD →**

**PEACE HEALTH  
ST. JOSEPH  
MEDICAL CENTER  
(3.7 MILES)**

**BARKLEY VILLAGE  
(2.3 MILES)**

**PORT OF  
BELLINGHAM  
(5.2 MILES)**

**DOWNTOWN  
BELLINGHAM  
(5 MILES)**

# 4250 DEWEY ROAD

Poised to benefit from the continued growth of the Pacific Northwest, the Property represents a rare opportunity to create value within a strategically located mixed-use investment.



## CONTACT

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