

SARATOGA

commercial real estate

FOR SALE

GOVERNMENT TENANT ANCHORED INVESTMENT OPPORTUNITY

4180 CORDATA PARKWAY, BELLINGHAM, WA



FOR SALE GOVERNMENT TENANT ANCHORED INVESTMENT OPPORTUNITY

4180 CORDATA PARKWAY, BELLINGHAM, WA

\$2,400,000

FULLY LEASED

[TENANTS INCLUDE: WA STATE DEPT OF LICENSING, NATIONAL GUARD RECRUITMENT CENTER AND ODDITIES]

9,680 SQUARE FOOT BUILDING

53,344 SQUARE FOOT PARCEL

ZONED PLANNED COMMERCIAL

CENTRALLY LOCATED IN BELLINGHAM WITH EASY ACCESS TO I-5, WHATCOM COMMUNITY COLLEGE, BELLIS FAIR MALL, MEDICAL OFFICES AND WTA BUS TRANSIT STATION.



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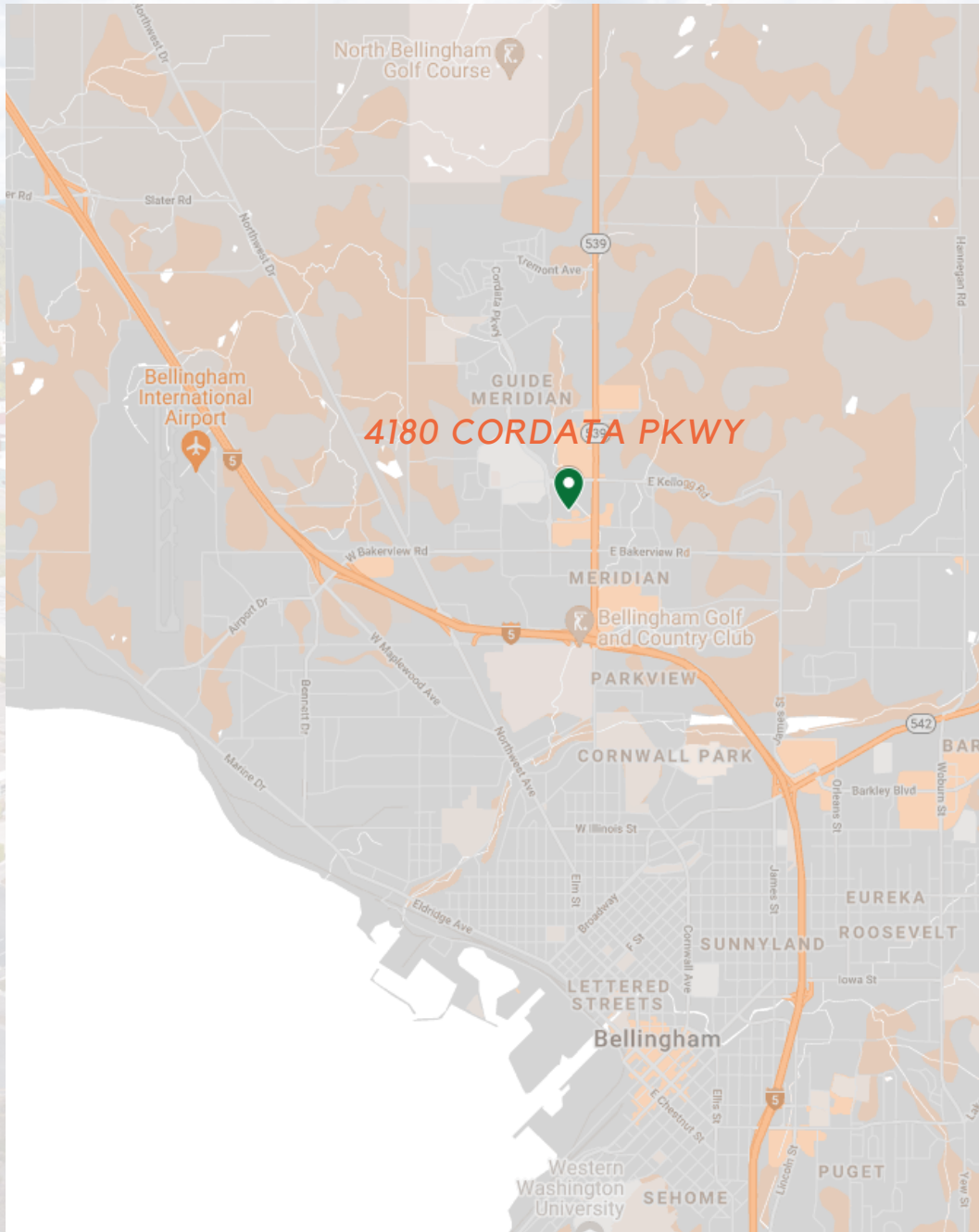
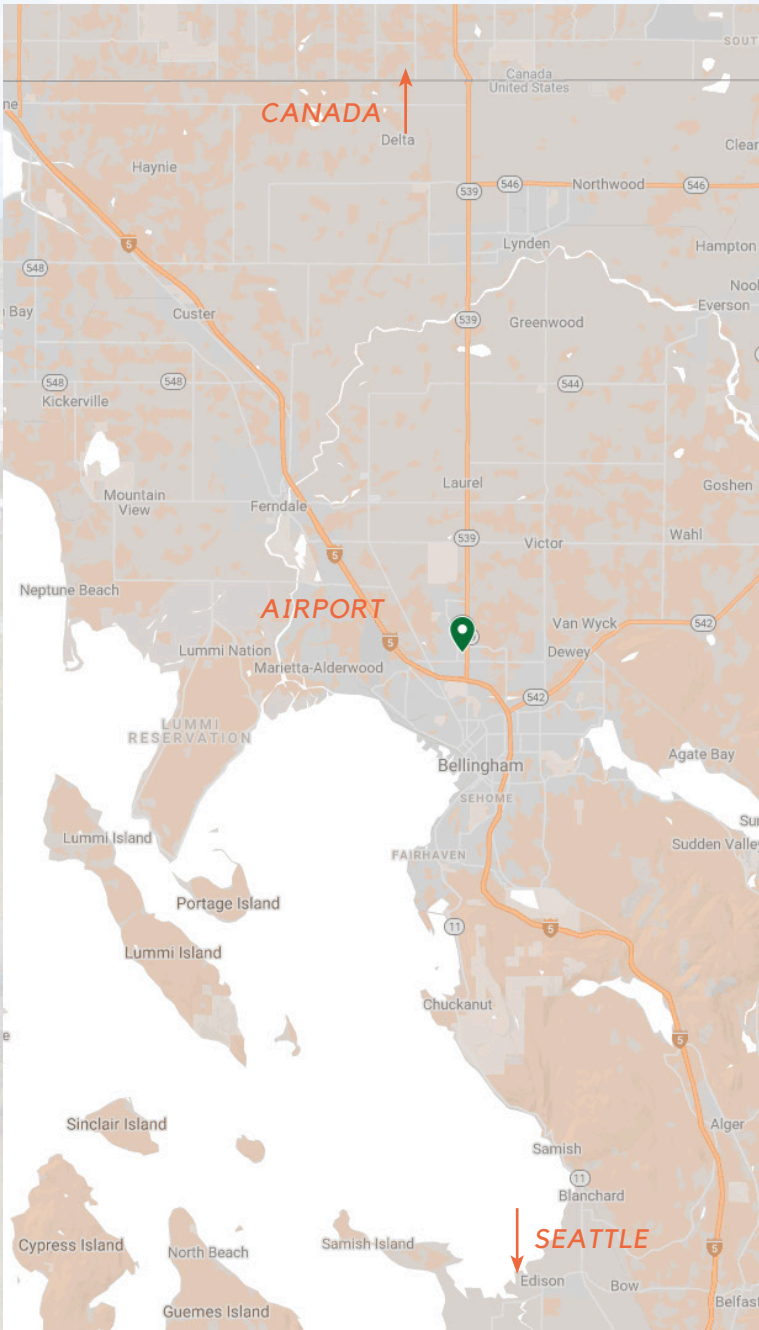
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INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE,
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GOVERNMENT TENANT ANCHORED INVESTMENT OPPORTUNITY

4180 CORDATA PARKWAY, BELLINGHAM, WA





INVESTMENT HIGHLIGHTS

TOTAL PRICE: \$2,400,000

Units	3
Year Built	2006
Building Square Footage	9,680 sq. ft.
Total Lot Size	53,344 sq. ft.
Neighborhood	Cordata
Parcel Number	3802124861110000



FINANCIAL SUMMARY

5.2% CAP RATE BASED ON 2021	ACTUALS
Projected Gross Annual Income	\$190,500
Projected 2021 Operating Expenses	\$59,000
Vacancy Factor (3%)	\$5,700
Net Operating Income	\$125,700

LOT OUTLINE



PROPERTY PHOTOS



PROPERTY PHOTOS

