#### RETAIL/RESTAURANT **SPACE FOR LEASE**

### DOWNTOWN RETAIL/RESTAURANT SPACE

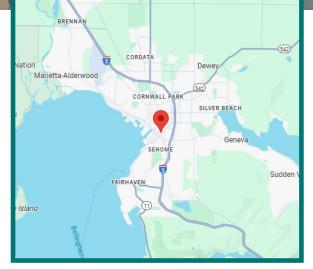
### 1425/1427 RAILROAD AVE, BELLINGHAM



1425: 3,187sf 1427: 2,876sf \$17/sf/yr + nnn

Can be leased together or separately.

- Turnkey Restaurant/Bar.
- Centrally located with high foot traffic, ample parking, and adjacent to bus depot.
- Full commercial kitchen with two bars. 1427 features storefront windows that open fully for an outdoor seating feel.
- Neighboring tenants include Ruckus Room and Aegis Games.



Real

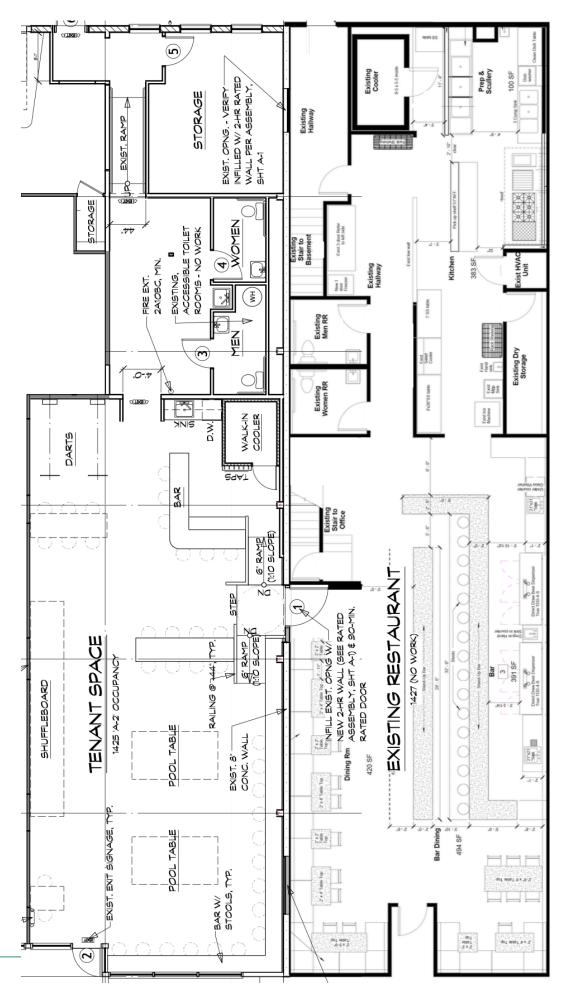
#### **Elliott Kophs** elliott@saratogaRE.com 360.610.4980

saratogaRE.com 228 E CHAMPION, STE 102 BELLINGHAM, WA 98225

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED. LESSEE TO VERIFY.

# Floor Plan

#### 1425/1427 RAILROAD AVE



### **Exterior Photos**

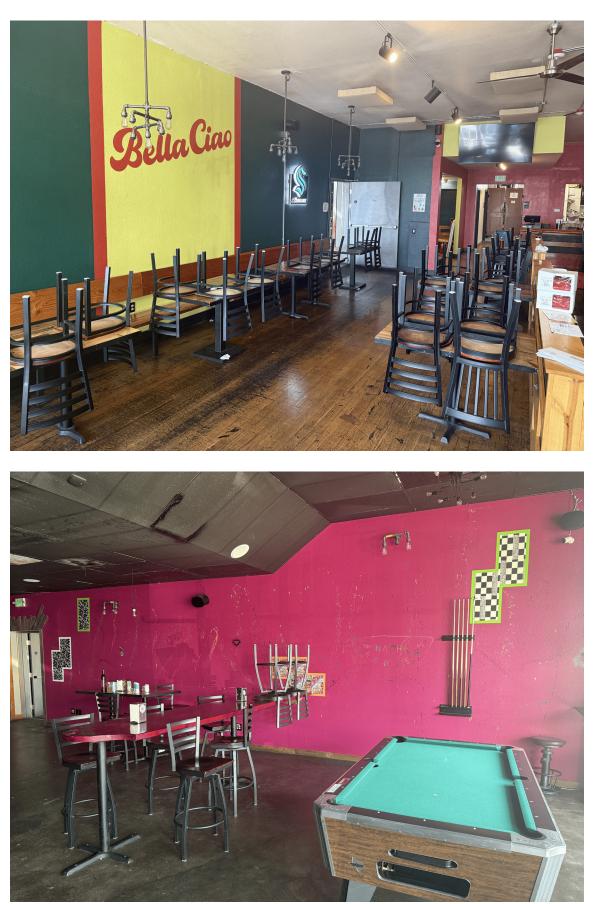
### 1425/1427 RAILROAD AVE





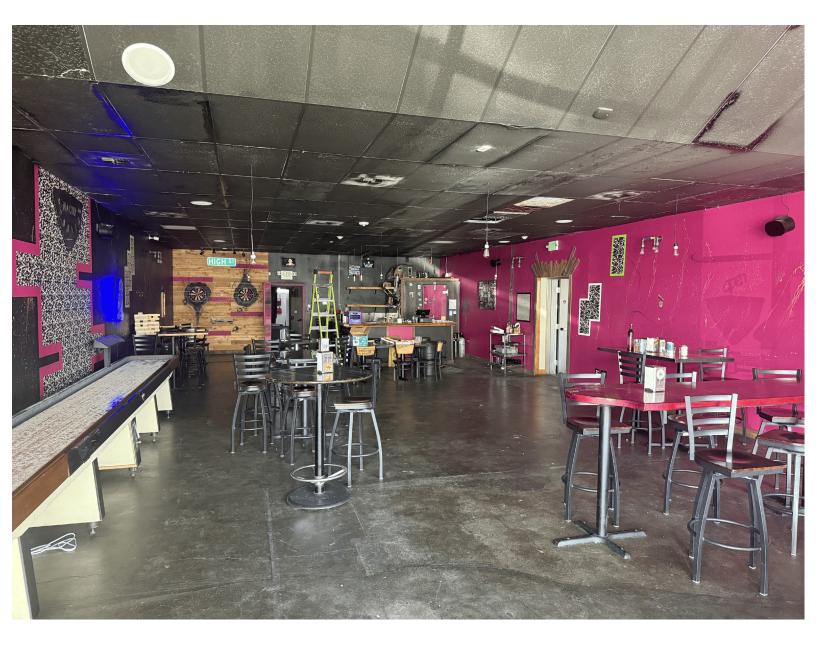
### **Interior Photos**

1425/1427 RAILROAD AVE





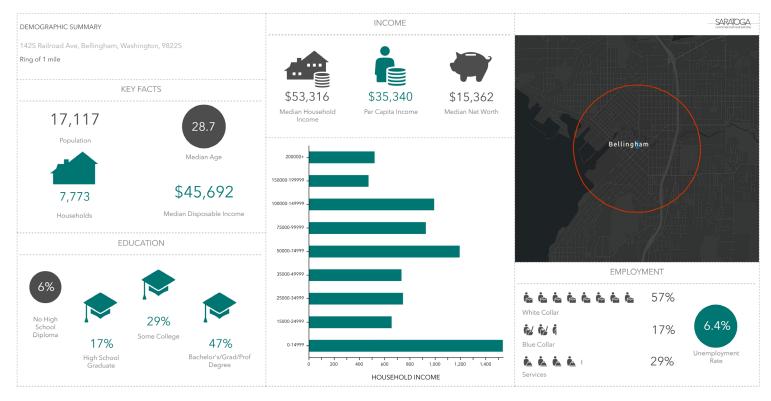
## **Interior Photos**



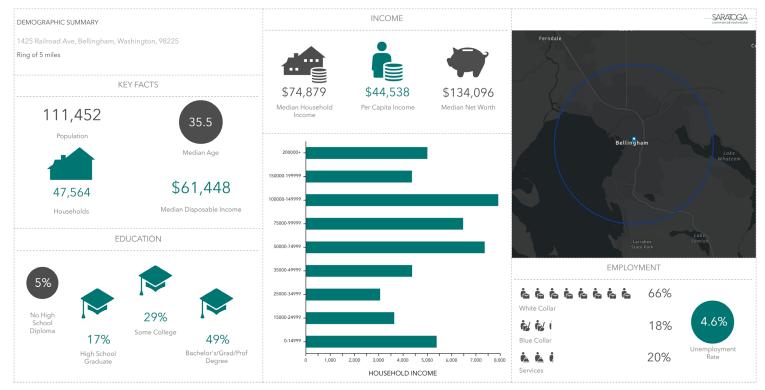


# **Demographics**

### 1425/1427 RAILROAD AVE



#### 1 Mile Radius



**5 Mile Radius** 

