

102 NOOKSACK AVENUE

NOOKSACK, WA



- Hard corner located fuel station/c-store in Nooksack, featuring two operating businesses across two buildings with fuel canopy.
- 24-Hour service with 8 pumps, C-Store and a co-op offering farm and home supplies, energy products, propane, ATM and Espresso.
- Prime corner location, situated at the corner of SR-544 and SR-9, key routes connecting Lynden and Nooksack, with SR-9 North providing direct access
- Nooksack is a smaller bedroom community that shares borders and services with Sumas and Everson with heavy traffic coming through the community given its proximity to the Canadian border.

PROPERTY OVERVIEW



PROPERTY ADDRESS

102 Nooksack Avenue
Nooksack, WA



PARCEL NUMBER

4004292460150000/139074



PARCEL SIZE

37,515 SF



BUILDING SIZE

6,400 SF



DESCRIPTION OF EXISTING BUSINESS

- Propane: Yes
- Diesel: Yes, Premium Diesel
- ATM: Yes
- Store Supply: Fresh foods, deli, hot items, etc.
- Farm & Home Supplies: Yes, pet supplies, hardware, feed, garden supplies, agriculture inputs
- 24 Hour Fuel
- Store Hours:
Monday – Saturday: 8:00 AM – 6:00 PM
Sunday: 10:00 AM – 5:00 PM
- Espresso: Yes



ASKING PRICE

\$4,477,056



AVG C-FEED STORE SALES/MONTH

\$271,663



C STORE/FEED STORE MARGIN

34.14%



ANNUAL GROSS PROFIT (2024)

\$1,492,352



CURRENT FUEL MARGIN

11.08% - \$0.46 per gallon gross profit



AVG GASOLINE VOLUME/MONTH

67,772 Gallons/Month (2024)

PROPERTY PHOTOS



AERIAL

**102 NOOKSACK AVE
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PARCEL SIZE: 37,515 SF**

NOOKSACK AVENUE

**CHS CONVENIENCE
STORE**

**NOOKSACK COUNTRY
STORE**

W COLUMBIA STREET



LOCATION OVERVIEW



NOOKSACK

VALLEY
TAP ROOM

PACIFIC PRIDE

Everson
Dental
Chevron

CHS

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Everson 544

Everson Market

O'Reilly
AUTO PARTS

EVERSON

9

DEMOGRAPHICS

Hampton

Alm Rd

Carl Rd

5 MILE RADIUS

3 MILE RADIUS

1 MILE RADIUS

Nooksack

544

Emerson Rd

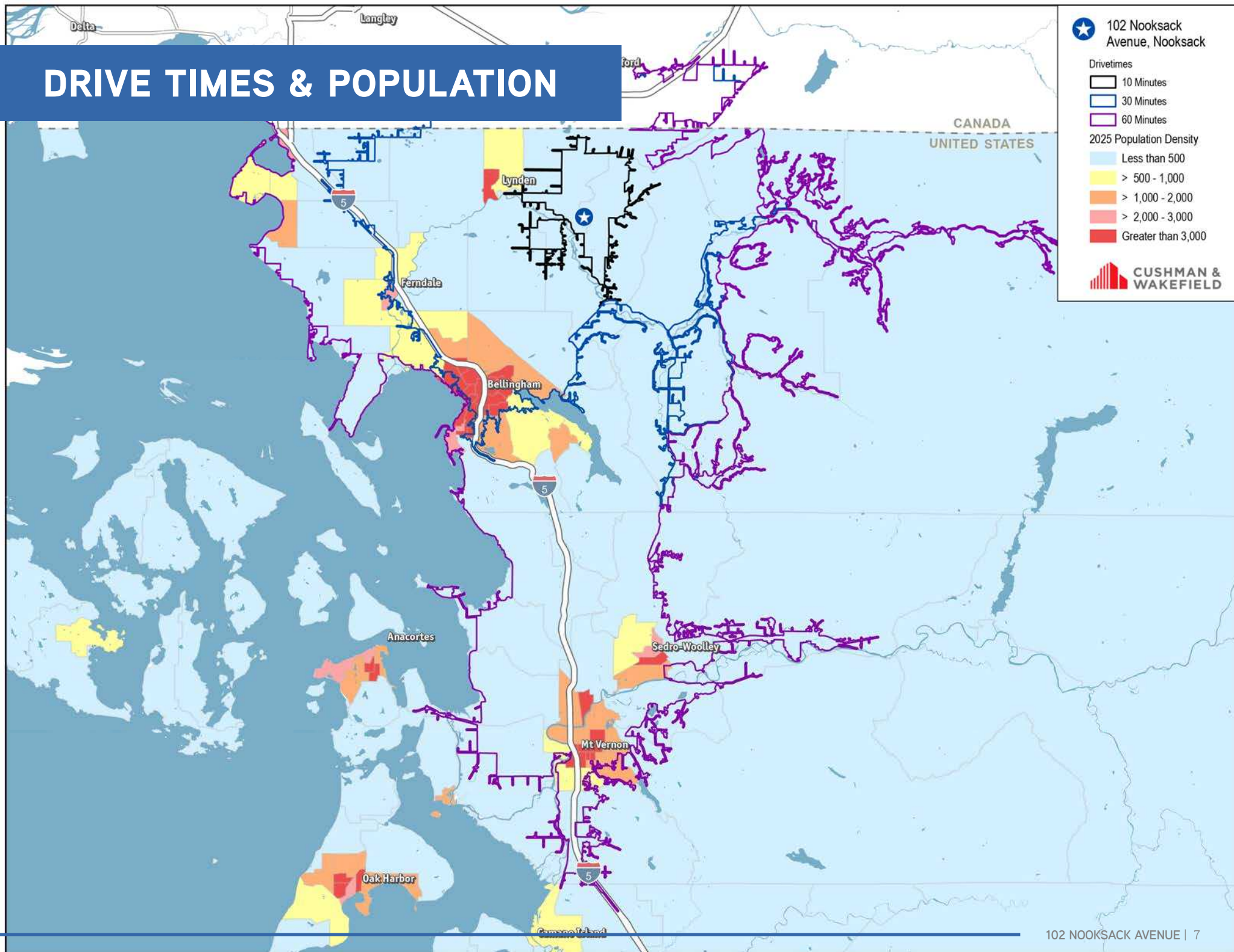
Bisset Ln

9

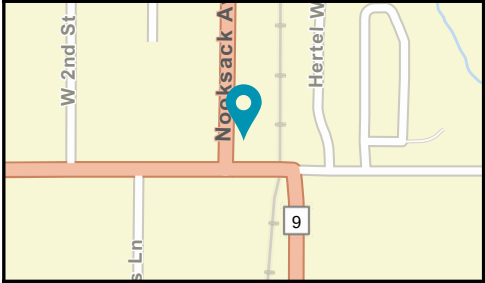
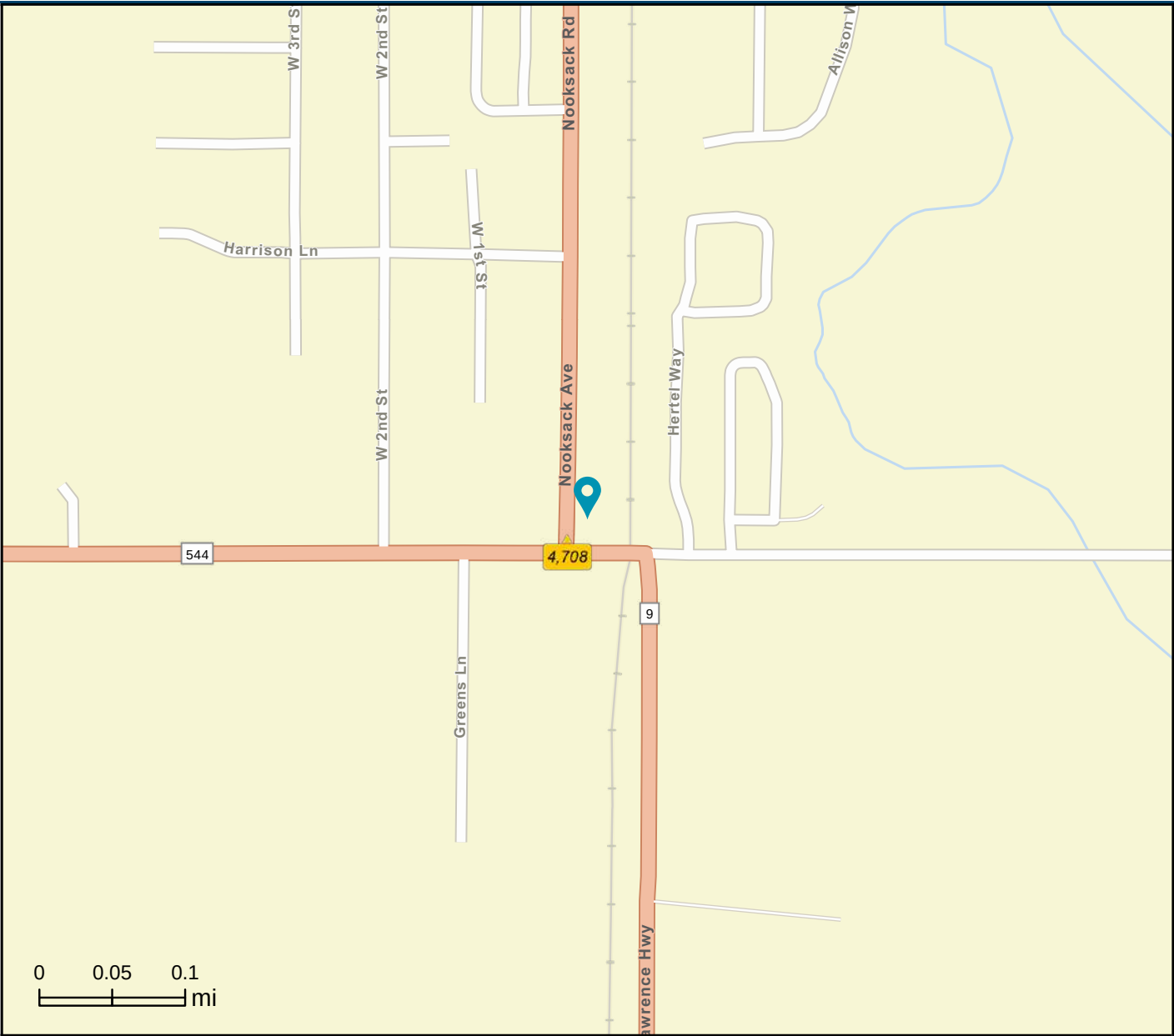
Massey Ln

Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	2,461	7,200	11,691
Est. 2030 Total Population	2,515	7,365	11,983
Median Age	35.2	35.2	36.4
2025 Households	838	2,407	3,800
Median Home Value 2025	\$610,197	\$619,036	\$641,423
Owner Occupied Housing Units	73.4%	72.3%	73.0%
Renter Occupied Housing Units	23.6%	24.5%	23.1%
Vacant Housing Units	3.0%	3.2%	3.9%
Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$98,910	\$101,245	\$101,697
Workers	548	1,569	2,187
Residents	1,503	4,214	6,780
White Collar	49.5%	50.4%	50.3%
Blue Collar	34.1%	32.7%	32.8%

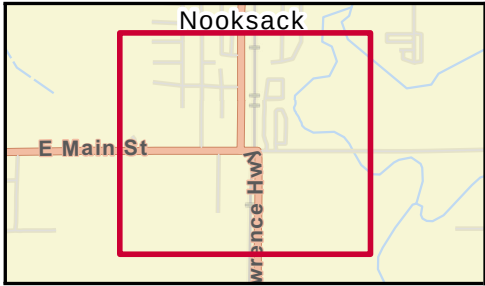
DRIVE TIMES & POPULATION



TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

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