

2501 EAST SUNSET DRIVE
BELLINGHAM, WA 98226



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Overview

Sale Price: \$750,000

CBA #: 45293185

NWMLS #: 2558255

15-Unit Townhome site centrally located between Sunset Square and Barkley Village. The 2,132 sq ft house is rented for \$2,000 per month until 2-28-2027. Great cashflow during the permitting process and construction timing. Wetlands reconnaissance and detailed Feasibility Study completed with City of Bellingham Pre-App meeting comments. Conveniently located near the bus stop and Kid's World Sunset, which is a licensed childcare facility for infants to 5th grade operated by the Boy's and Girl's Club. Preliminary design is for four, 3-bed / 2.5-bath units with 2-car garages and eleven 2-bed / 1.5-bath units with 1 car garages plus 17 surface parking spaces. Great opportunity to retail Townhomes or hold long term with multiple exit options. Please do not disturb tenant.

Property Overview

Location

Street Address	2501 E. Sunset Drive
City, State, Zip	Bellingham, WA 98226
Building Use	Residential

Pricing

Sale Price	\$750,000
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Construction Overview

Zoning	Residential
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Building Features

Year Built	1950
Stories	1+ Finished Basement
Elevators	0

Building Size

Rentable Building Area	2,132 SF
Total Rentable Building Area	2,132 SF
Land Area	49,223 SF

Development Potential

This exceptional development opportunity offers a centrally located site with preliminary plans for a 15-unit townhome community positioned between Sunset Square and Barkley Village, two of Bellingham's premier commercial and residential districts. The proposed development includes four spacious three-bedroom, two-and-a-half-bath townhomes with attached two-car garages and eleven two-bedroom, one-and-a-half-bath townhomes with attached single-car garages, complemented by 17 surface parking spaces.



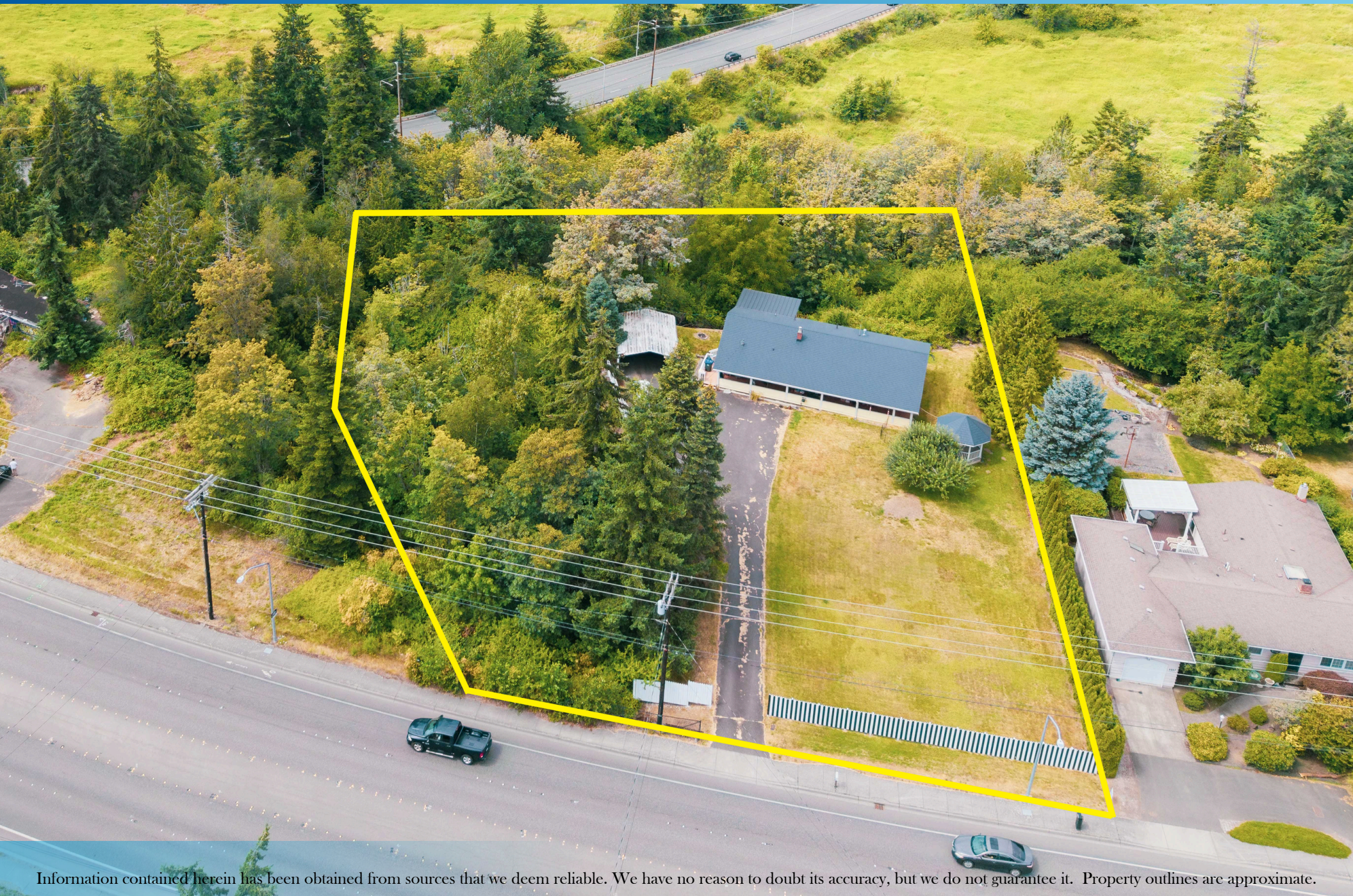
Exterior Photos



Interior Photos



Parcel



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Property outlines are approximate.

Location



Barkley Village

3 Minutes

.7 Miles

Sunset Square

3 Minutes

1 Mile

I-5 Exit 255

5 Minutes

1.3 Miles

Downtown

10 Minutes

3.3 Miles

Surrounding Area

Few places in the Pacific Northwest are as peaceful and unspoiled as Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a central location. While the Canadian market offers a diverse local economy, businesses are continually migrating north to the area in order to find a new and better home.

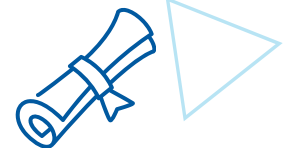
The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



The dominating Mt. Baker towers over the city with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you enjoy the soft green of luscious trees that decorate land for as far as the eye can see.



The prosperous city of Vancouver, Canada, is just 55 miles to the north; The technology hub of Seattle is just 88 miles to the south. Bellingham offers an ideal midpoint for those looking to operate within both expanding districts.



Whatcom County is home to five institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provide qualified and skilled workers.



Population

Whatcom County - 230,077

Bellingham - 93,910



Average HH Income

Whatcom County - \$80,569

Bellingham - \$56,198



Median Age

Whatcom County - 39

Bellingham - 37.5