

# 2696 & 2694 Roeder Ave, Bellingham



**FOR SALE \$1,600,000**

**NWMLS ID# 1830776**

**CBA ID# 643081**



## Investment Opportunity in Port of Bellingham

- Two (2) Metal Industrial Buildings
  - ⇒ Total SF of Approximately 11,000
- Three (3) Strong Tenants with Long-Term NNN Leases w/Rent Escalations
- Land is Leased from Port of Bellingham on a Twenty-Eight (28) Year Land Lease
  - Land Lease Extension Possible for 1031 Buyer
- 6% CAP Rate
- Stable Long-Term Investment Opportunity

Information contained  
herein has been



**Robert Sandoz, Managing Broker**

CCIM, ALC, MBA, REALTOR, CBA

WINDERMERE REAL ESTATE/WHATCOM INC / BROKER

rsandoz@windermere.com / (425) 466-6705

WWW.WRECOMMERCIAL.COM







## ADDITIONAL AREA DETAILS

	2 Mile	5 Mile	10 Mile
Total Population	34,007	107,370	158,237
Employees	35,303	64,492	74,331
Total Businesses	3,530	6,628	7,904
Average Household Income	\$65,014	\$73,250	\$77,488
Median Household Income	\$51,394	\$56,398	\$61,189
Total Consumer Spending	\$329.6M	\$1.1B	\$1.7B
Median Age	34.1	34.7	36.2
Households	14,828	45,245	64,427
Percent College Degree or Above	38%	37%	34%
Average Housing Unit Value	\$350,962	\$373,360	\$372,208

Demographic data obtained from CoStar and Loopnet.—licensed to Windermere Whatcom, Inc.

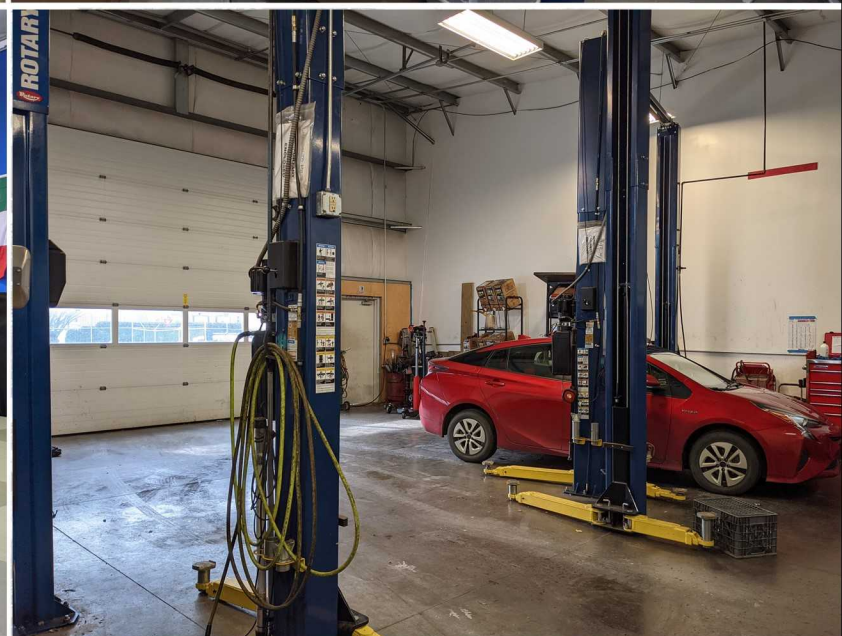
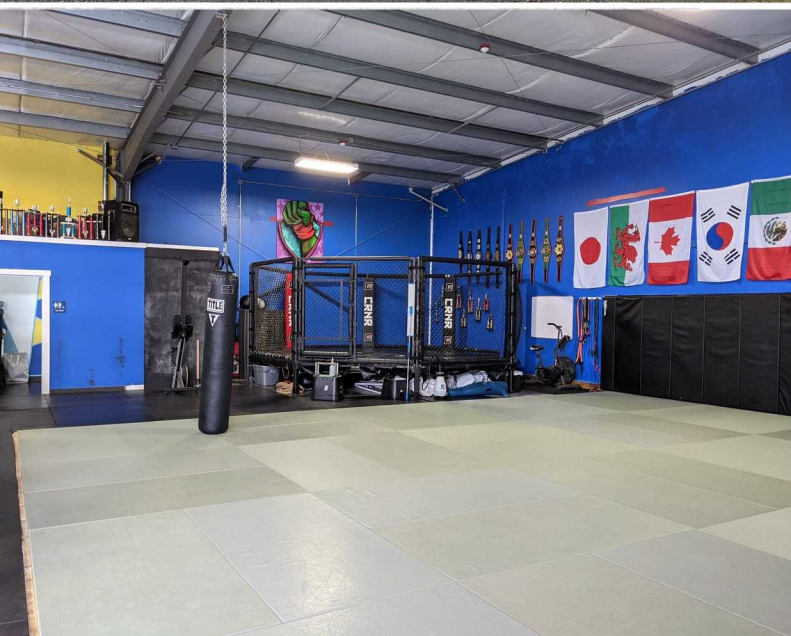


**Robert Sandoz, Managing Broker**  
 CCIM, ALC, MBA, REALTOR, CBA  
 WINDERMERE REAL ESTATE/WHATCOM INC / BROKER  
 rsandoz@windermere.com / (425) 466-6705  
 WWW.WRECOMMERCIAL.COM





# Additional PHOTOS



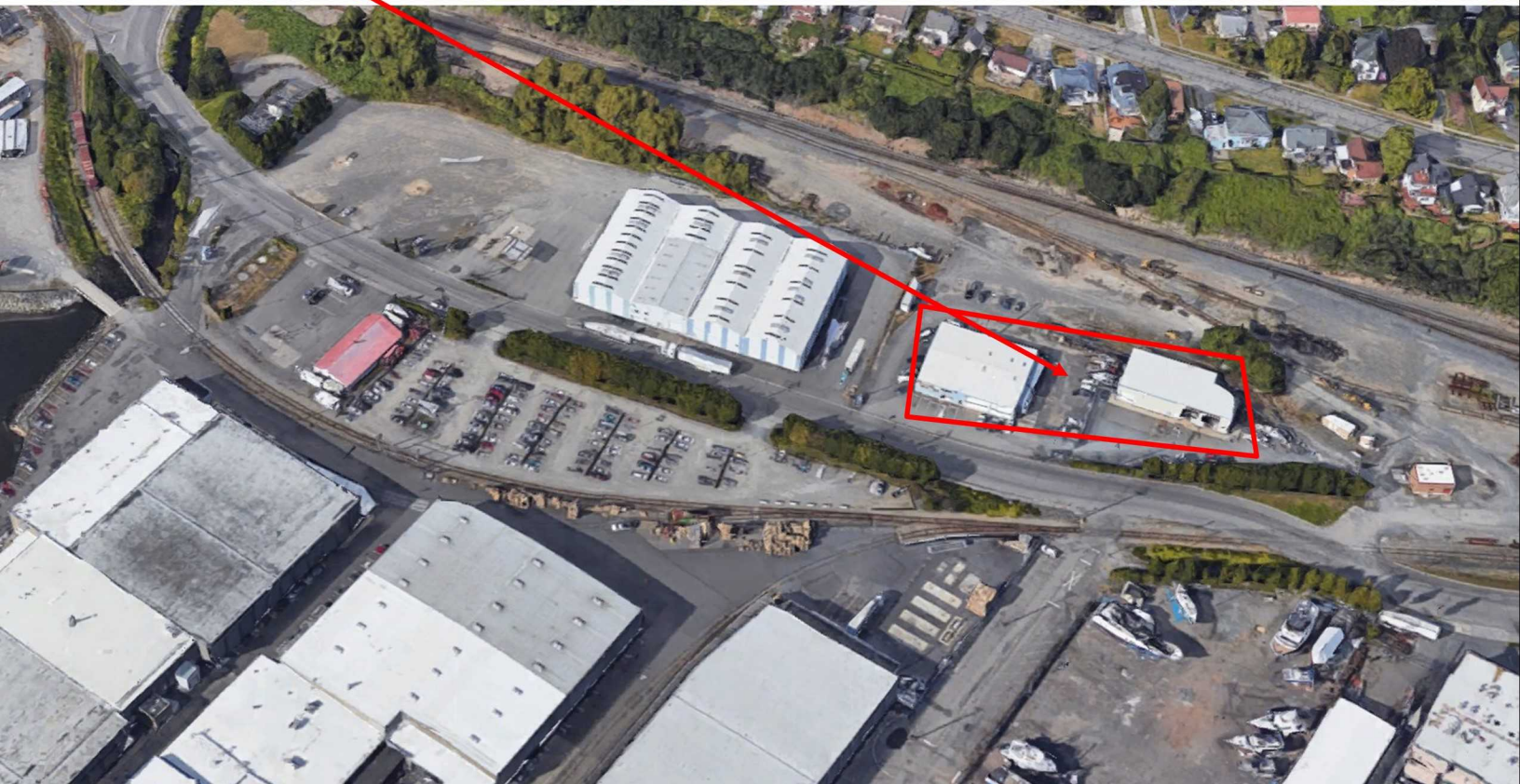
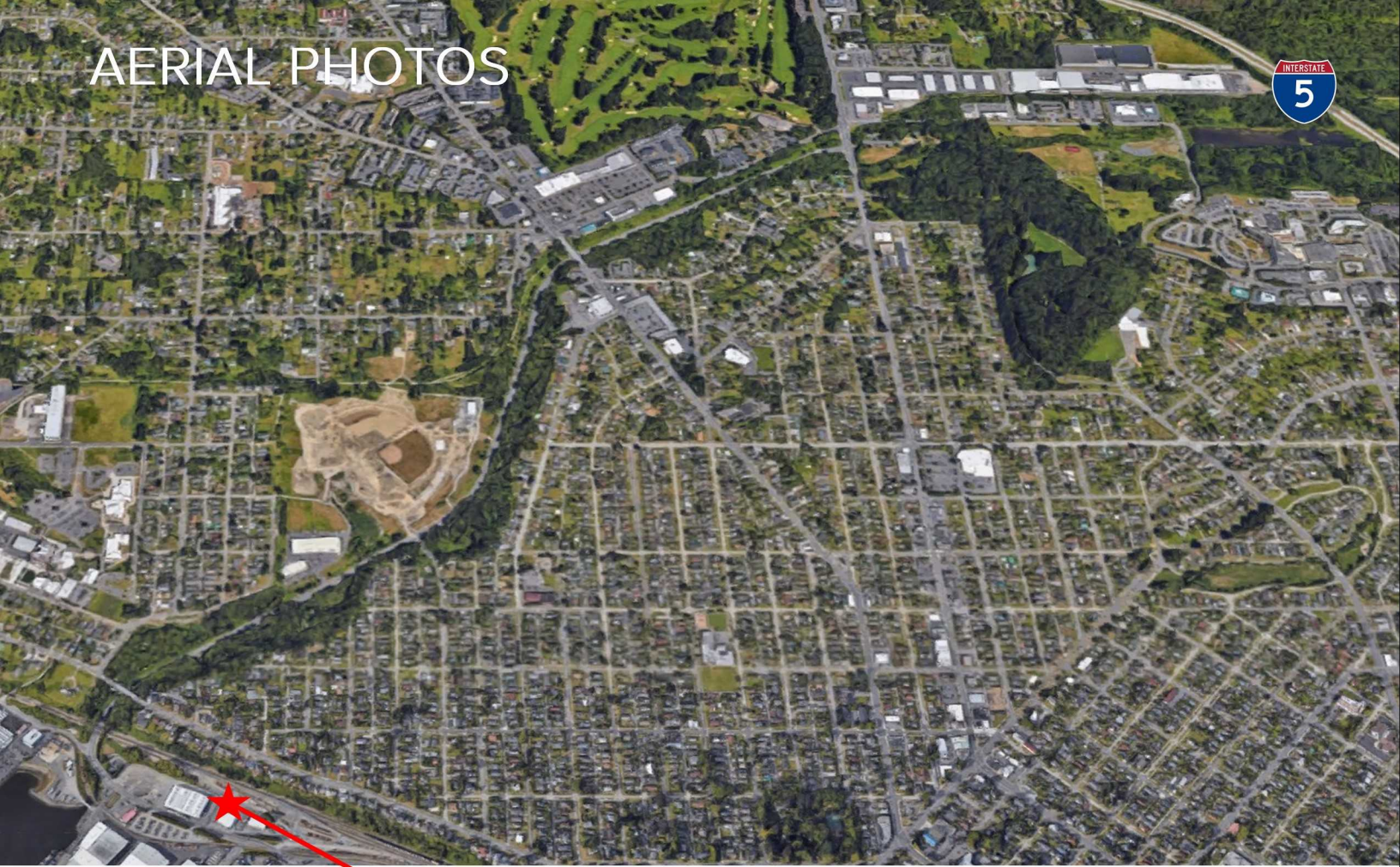
  
**Windermere**  
COMMERCIAL

**Robert Sandoz, Managing Broker**  
CCIM, ALC, MBA, REALTOR, CBA  
WINDERMERE REAL ESTATE/WHATCOM INC / BROKER  
rsandoz@windermere.com / (425) 466-6705  
WWW.WRECOMMERCIAL.COM





# AERIAL PHOTOS



**Robert Sandoz, Managing Broker**  
CCIM, ALC, MBA, REALTOR, CBA  
WINDERMERE REAL ESTATE/WHATCOM INC / BROKER  
rsandoz@windermere.com / (425) 466-6705  
WWW.WRECOMMERCIAL.COM

