

**201 E Champion St  
Bellingham, WA  
98225**

#### Features

2,950 SF

\$8.40/sf/yr plus NNN

Parking on site

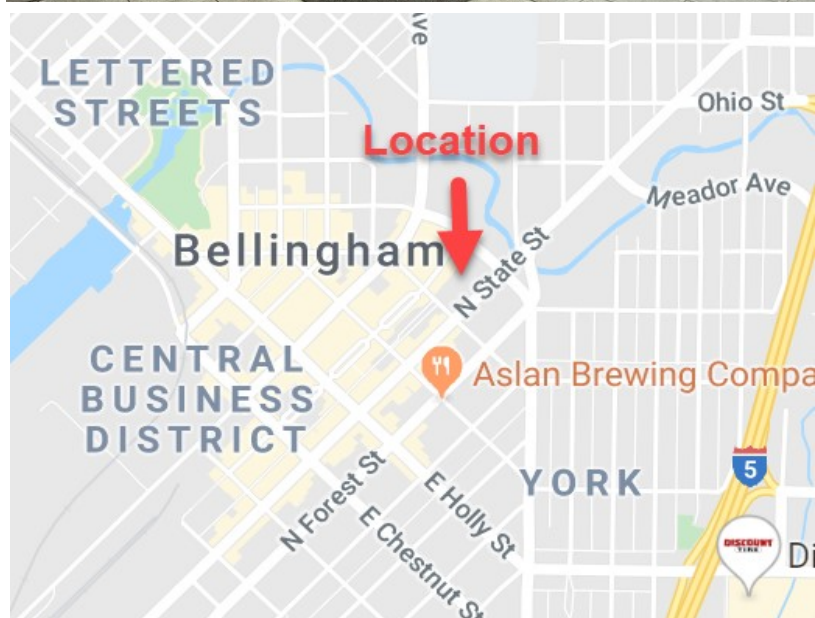
Great downtown location

Light industrial/commercial

Industrial, warehouse, office

Retail & Restaurant potential

Loading Dock Available



#### Contact

**Ken Reinschmidt, CCIM**  
**Saratoga Commercial**  
(360) 303-2188  
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**Lydia Bennett, CCIM**  
**CRE West Coast**  
(360) 224-6600  
LBennett@CCIM.net

### PROPERTY FACT SHEET

<b>Address:</b>	<b>201 E Champion</b>
<b>Commercial SF:</b>	<b>2,400sf</b>
<b>Zoning:</b>	<b>Commercial</b>
<b>Location</b>	<b>Downtown Core</b>
<b>Year Built:</b>	<b>1940</b>
<b>Building Size:</b>	<b>12,000</b>
<b>Construction</b>	<b>Masonry and Wood</b>
<b>Parking:</b>	<b>Abundant</b>
<b>Flexible use</b>	<b>Yes</b>
<b>Sprinkler System:</b>	<b>None</b>



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