

SARATOGA

commercial real estate

FOR SALE
16.71-ACRE DEVELOPMENT OPPORTUNITY

8179 PORTAL WAY, BLAINE, WA



16.71-ACRE DEVELOPMENT OPPORTUNITY W/HIGH VISIBILITY TO I-5

8179 PORTAL WAY, BLAINE, WA

\$4,000,000

16.71 - ACRE DEVELOPMENT SITE

ADJACENT TO HIGH-TRAFFIC **BIRCH BAY SQUARE SHOPPING CENTER**

PROMINENTLY LOCATED WITH FREEWAY FRONTAGE

FLAT TOPOGRAPHY

PARCEL IS ZONED RURAL GENERAL COMMERCIAL (RGC),
WHICH PROVIDES A WIDE RANGE OF POTENTIAL USES.



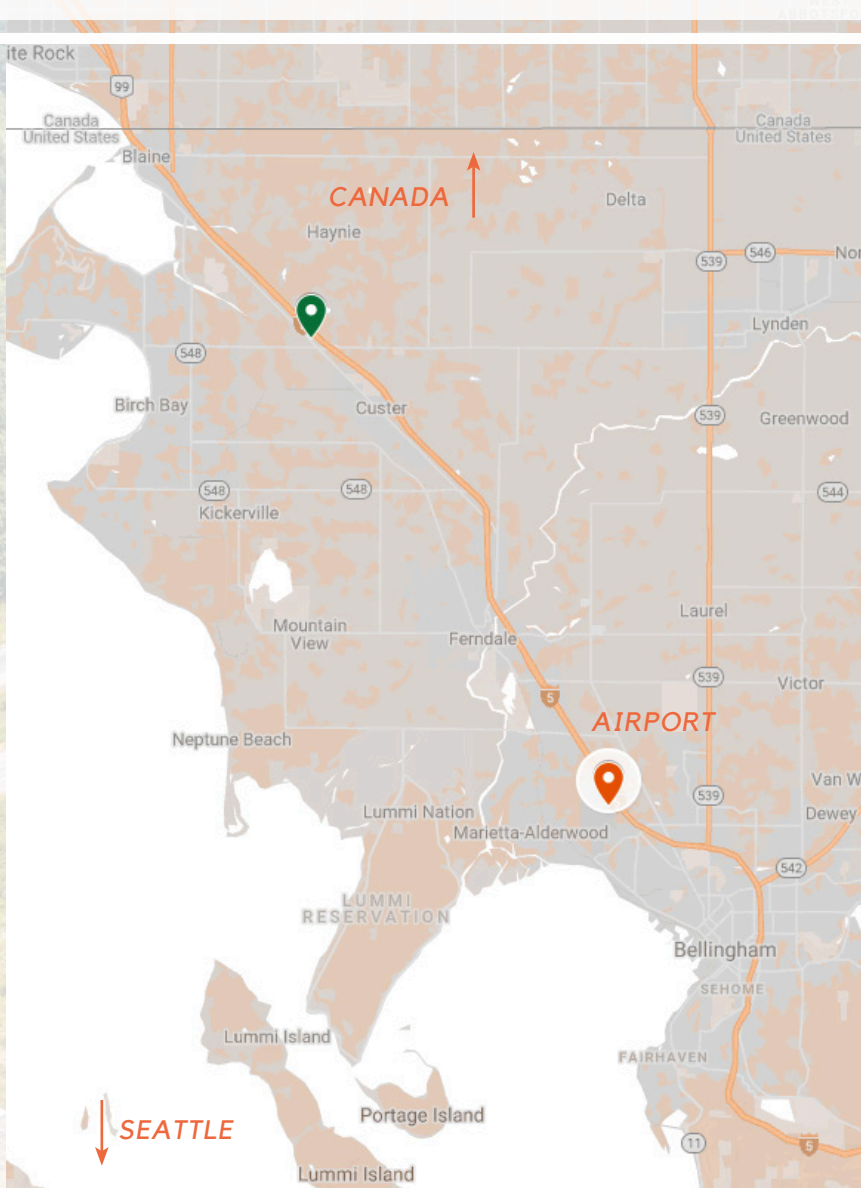
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INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE,
BUT NOT GUARANTEED. BUYER TO VERIFY.

LOCATION



INVESTMENT HIGHLIGHTS

PARCEL IS ZONED RURAL GENERAL COMMERCIAL (RGC), WHICH PROVIDES A WIDE RANGE OF POTENTIAL USES.

NEW TESLA SUPERCHARGER STATIONS ARE LOCATED ON THE NORTH EAST SIDE OF THE SHOPPING CENTER.

SHOPPING CENTER TENANTS INCLUDE (BUT NOT LIMITED TO):

*ANYTIME FITNESS; BOB'S; BETTY BE GOOD;
BOW WOW + WOODS; CANNABIS; CAPSTONE; DOLLAR PLUS;
FARMERS INSURANCE; NEXUS; NAIL MASTER;
NORTHWEST VETERINARY CLINIC; SUBWAY; THE MARKET;
WINDERMERE; THE WOODS COFFEE;*

PARCEL IS ZONED RURAL GENERAL COMMERCIAL (RGC)

ALLOWABLE USES INCLUDE:

- WAREHOUSING AND STORAGE
- DISTRIBUTION
- RETAIL ESTABLISHMENTS INCLUDING BUT NOT LIMITED TO GROCERY, BUILDING SUPPLIES, MARIJUANA RETAIL, RESTAURANTS, AND MORE
- VEHICLE SALES
- AUTOMOTIVE REPAIR

PROPERTY PHOTOS

