

SARATOGA

commercial real estate

*MULTI-FAMILY DEVELOPMENT OPPORTUNITY*

*4413 CONSOLIDATION AVE, BELLINGHAM, WA*



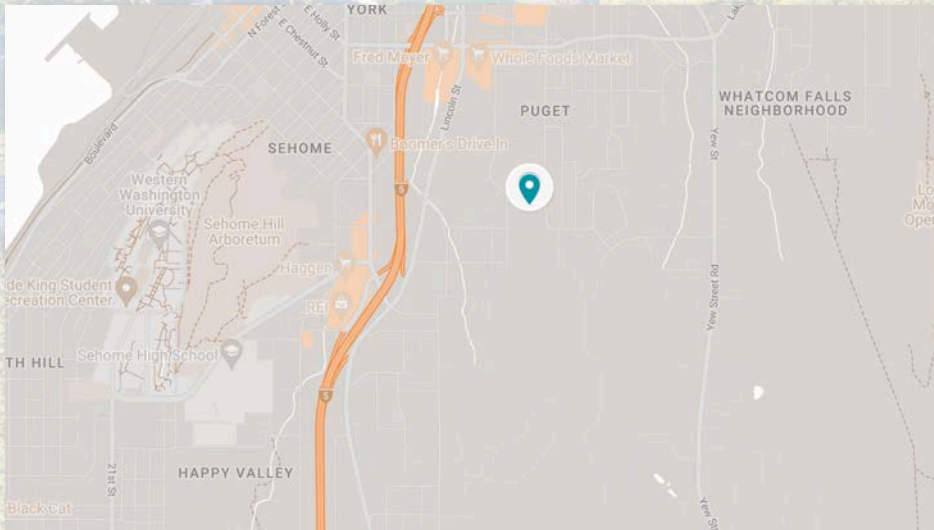


# MULTI-FAMILY DEVELOPMENT OPPORTUNITY

4413 CONSOLIDATION AVENUE, BELLINGHAM, WA

**LISTING PRICE: \$5,300,000**

- *Approved Planned Development Permit for 106 units*
- *318 Bedrooms, 257 surface parking stalls*
- *Only +/-200' of frontage improvement required on Consolidation Ave*
- *Property is vested for up to 176 units*
- *Seller terms available for qualified buyers*



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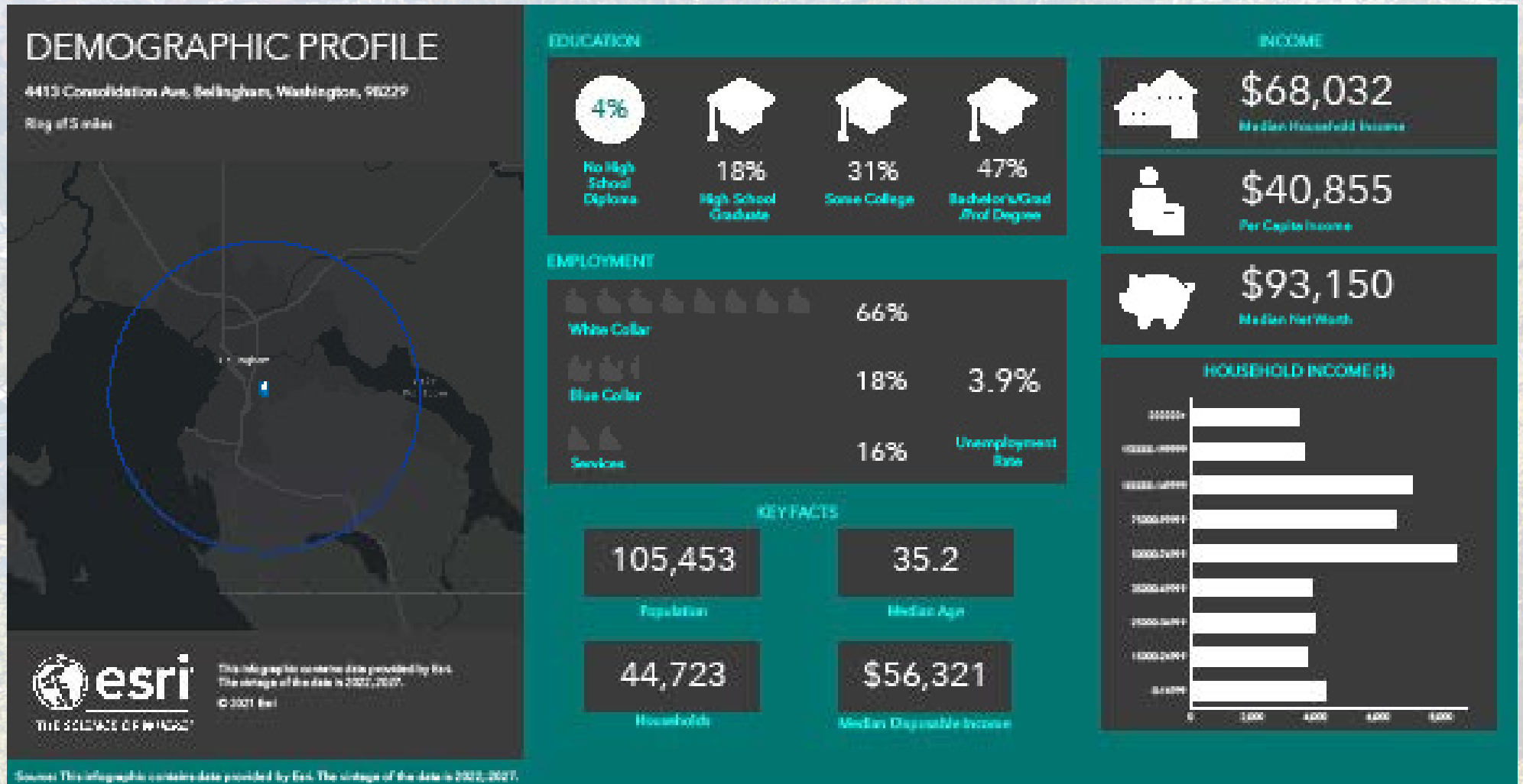
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Prime multi-family development opportunity on one of the last large south Bellingham building sites. The approved site plan for 106 units, 318 bedrooms provides 257 surface parking stalls and +/-160,000 square feet of floor area via 3 buildings. Only +/-200' of street frontage improvement required (Consolidation Ave.) Highly efficient loop system for ingress/egress. Secondary gated ingress to meet fire code. 212 stalls are gated/reserved, plus leasable storage lockers add income. The current approved Planned Development Permit may be amended (City approval required) as the property is vested for 176 units. Seller terms available for qualified buyers.







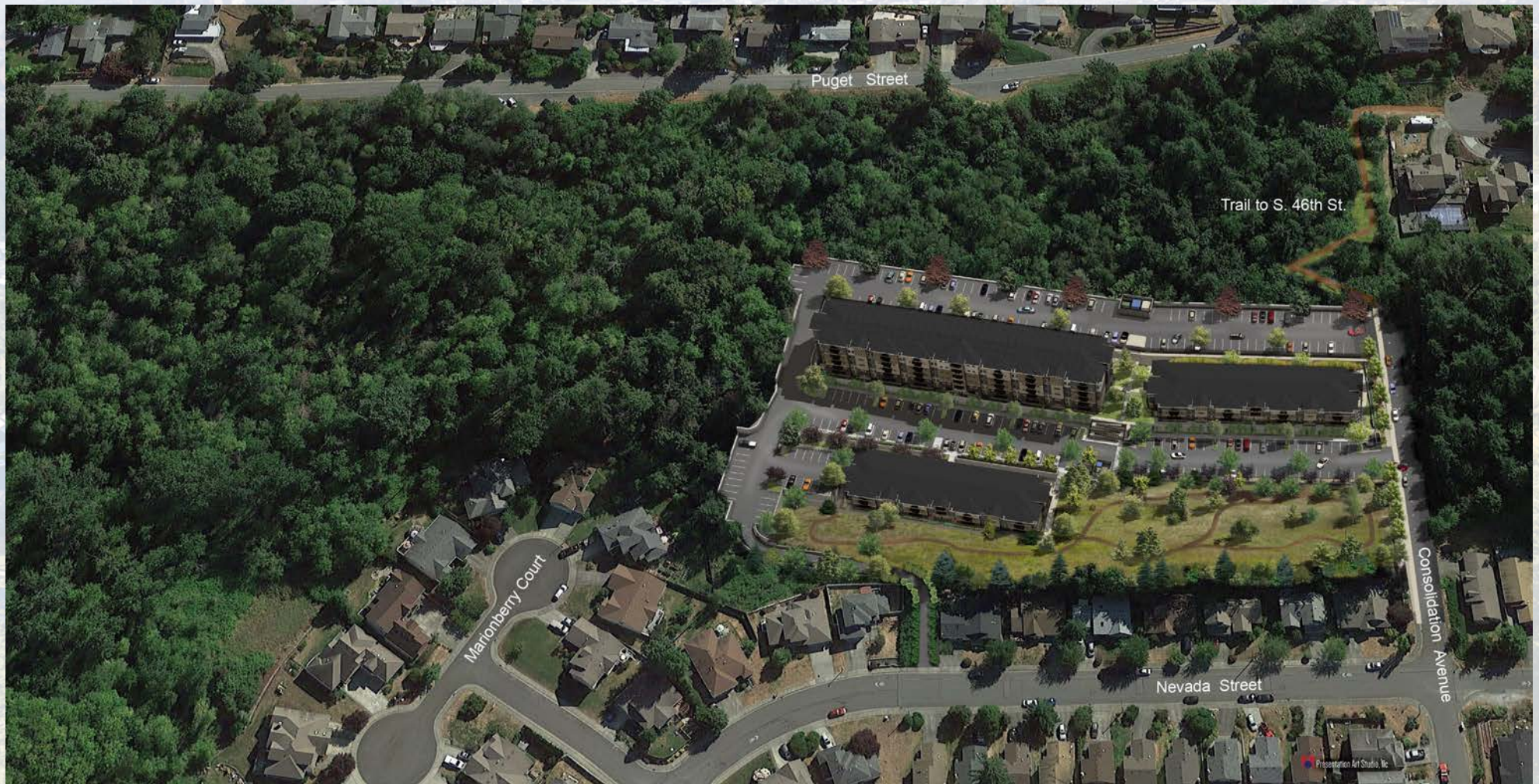


# PROPERTY PHOTOS



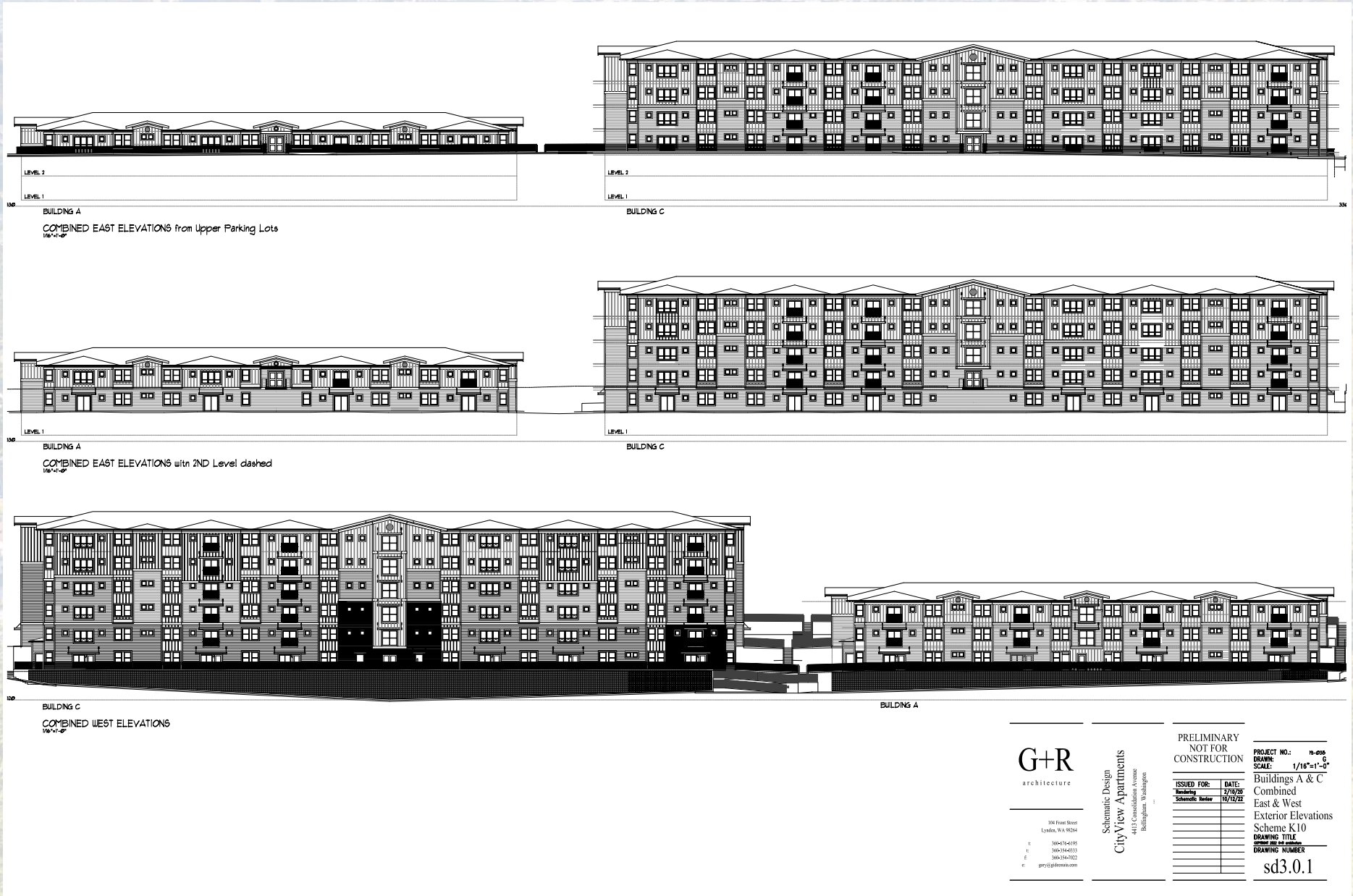


# APPROVED SITE PLAN





# APPROVED SITE PLAN





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