

SARATOGA

commercial real estate

MULTI-FAMILY DEVELOPMENT OPPORTUNITY

4413 CONSOLIDATION AVE, BELLINGHAM, WA

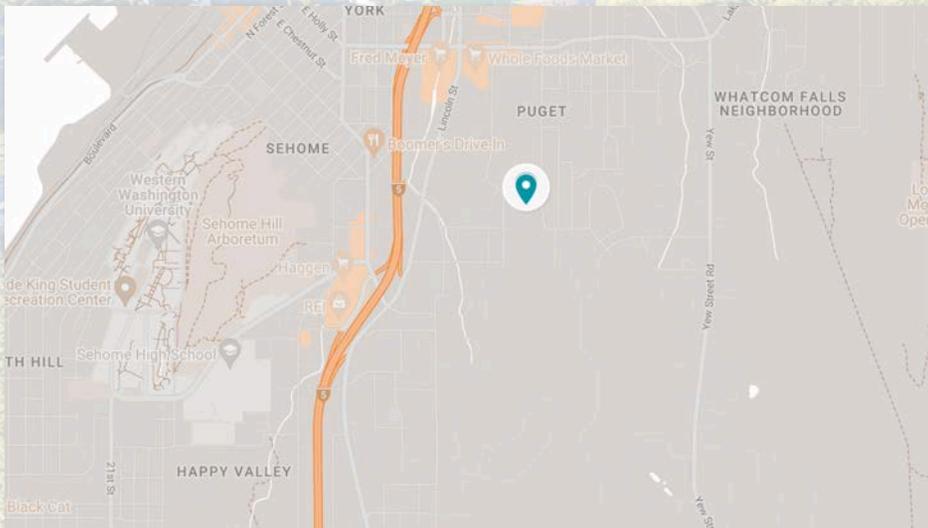


MULTI-FAMILY DEVELOPMENT OPPORTUNITY

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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228 E CHAMPION, STE 102, BELLINGHAM, WA 98225

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CLICK HERE FOR MORE INFORMATION

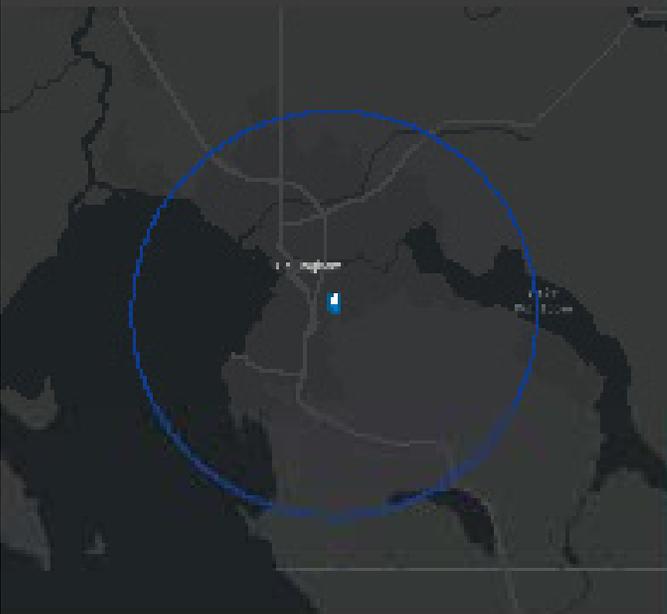
Prime multi-family development opportunity on one of the last large south Bellingham building sites. The approved site plan for 106 units, 318 bedrooms provides 257 surface parking stalls and +/-160,000 square feet of floor area via 3 buildings. Only +/-200' of street frontage improvement required (Consolidation 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.



DEMOGRAPHIC PROFILE

4413 Consolidation Ave, Bellingham, Washington, 98229

Ring of 5 miles



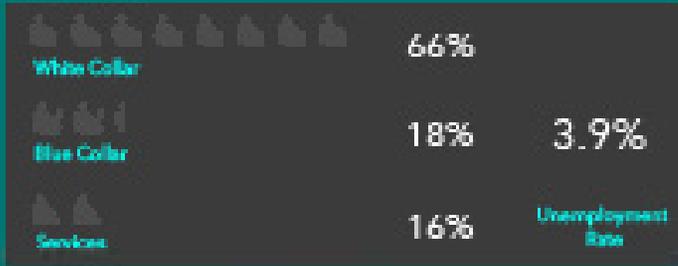
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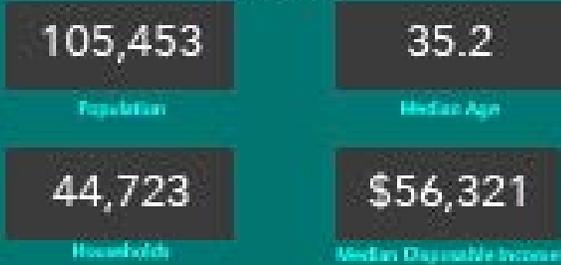
EDUCATION



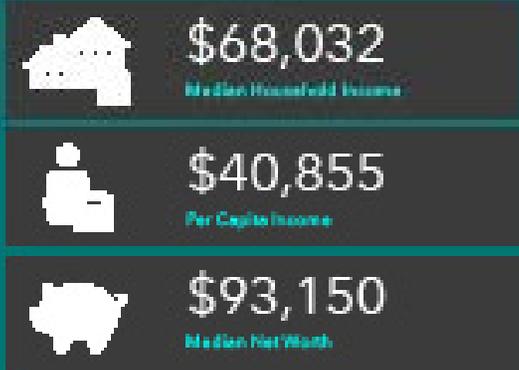
EMPLOYMENT



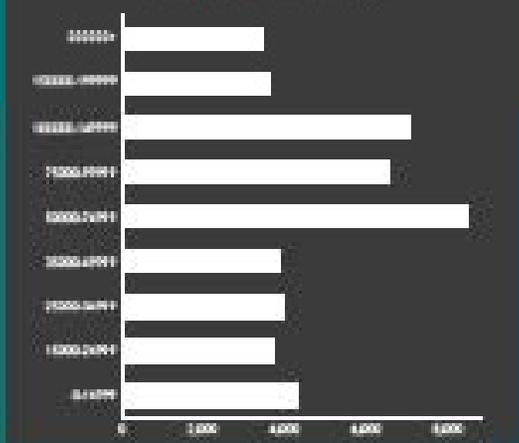
KEY FACTS



INCOME

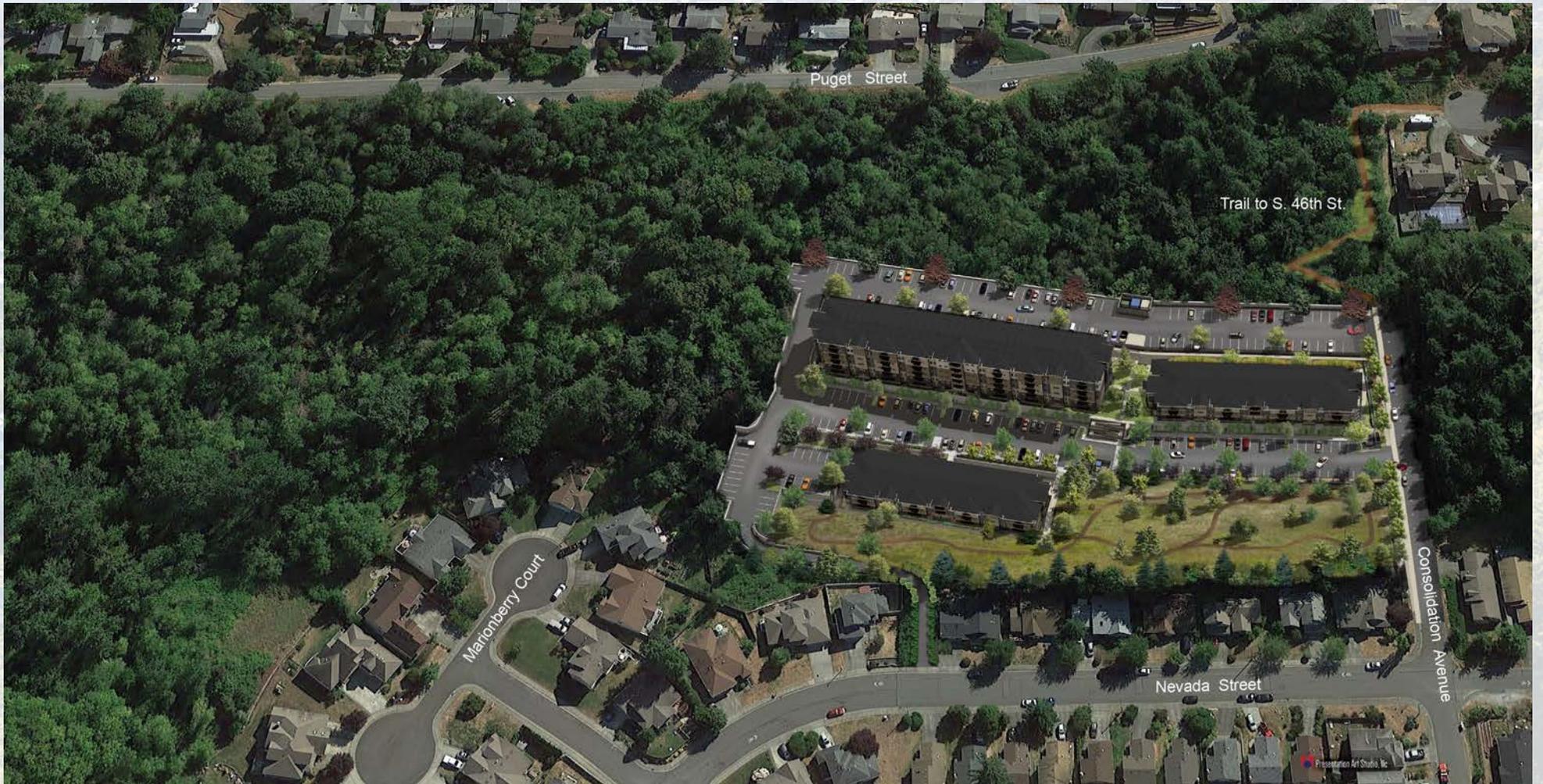


HOUSEHOLD INCOME (\$)

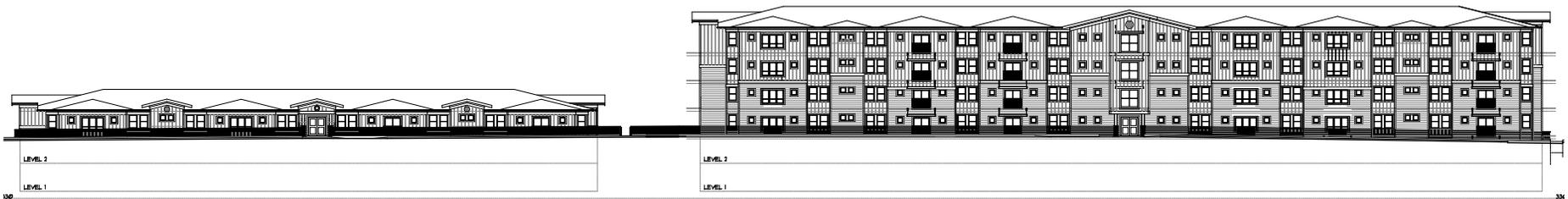




APPROVED SITE PLAN



APPROVED SITE PLAN

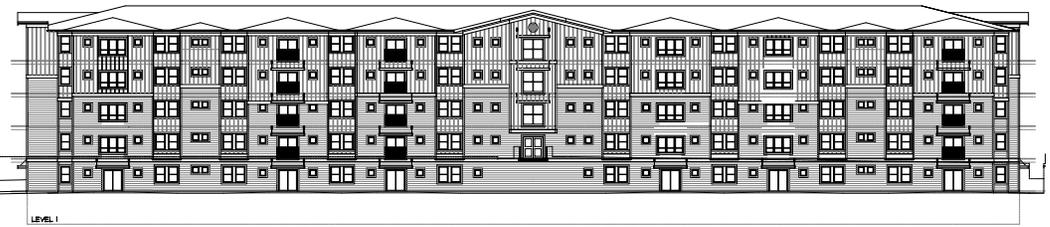


BUILDING A
COMBINED EAST ELEVATIONS from Upper Parking Lots
1/8"=1'-0"

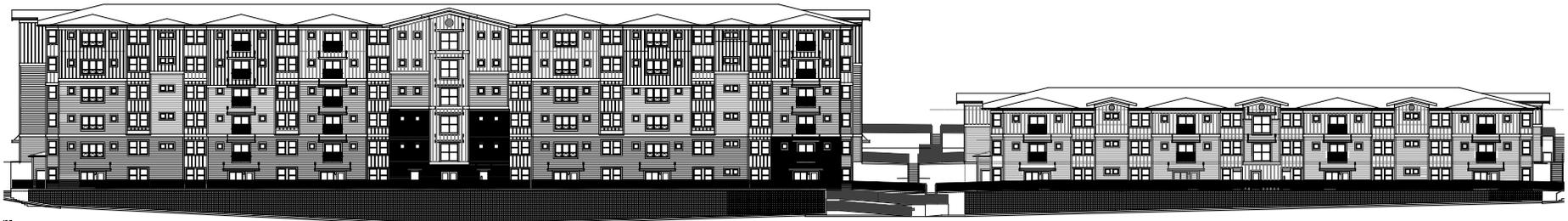
BUILDING C



BUILDING A
COMBINED EAST ELEVATIONS with 2ND Level dashed
1/8"=1'-0"



BUILDING C



BUILDING C
COMBINED WEST ELEVATIONS
1/8"=1'-0"

BUILDING A

G+R
architecture

108 Four Street
Lynden, WA 99224
T 360-334-4195
F 360-334-4333
E 360-334-4102
gry@gretna.com

Schematic Design
City View Apartments
4413 Consolidation Avenue
Bellingham, Washington

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO.: 16-006
DRAWING SCALE: 1/16"=1'-0"

ISSUED FOR: BUILDINGS A & C
DATE: 2/18/25
REVISION: 16/12/22

Buildings A & C
Combined
East & West
Exterior Elevations
Scheme K10
DRAWING TITLE
DRAWING NUMBER

sd3.0.1

APPROVED UNIT PLAN

G+R
architecture

104 First Street
Lynde, WA 9834
T 360.746.4155
F 360.746.4171
E 360.746.7022
C g+r@grmail.com

PRELIMINARY
NOT FOR
CONSTRUCTION

Design Review
CityView Apartments
4413 Consolidation Avenue
Bellingham, WA 98225

ISSUED FOR: DATE:
Review 2/19/20

PROJECT NO.: 19-025
DRAWING: C
SCALE: 1/4"=1'-0"

Typical Unit
Floor Plans

DRAWING TITLE
GROUP SET AND NUMBER

DRAWING NUMBER

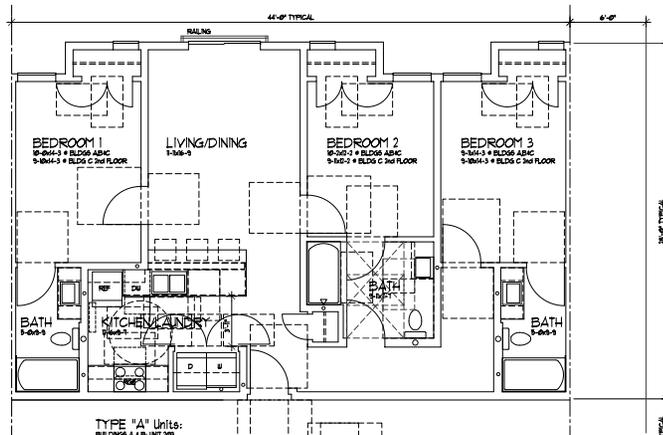
dt5.1

TYPICAL UNIT PLANS

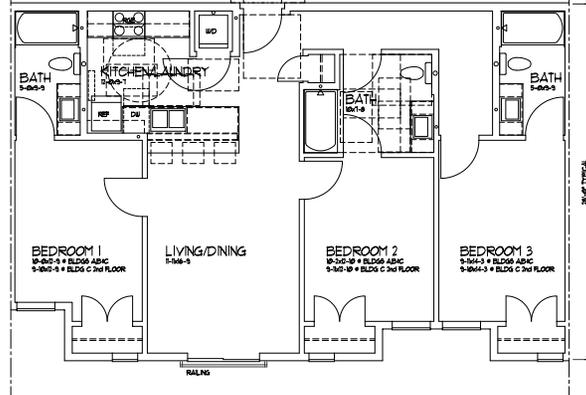
UNIT TYPES:
TYPE 'A': ACCESSIBILITY PER ICC A117-1.9000
TYPE 'B': ACCESSIBILITY PER ICC A117-1.9000 W/3004
TYPE 'C': NOT ACCESSIBLE PER ICC A117-1.9000

SQUARE FOOTAGE BY UNIT:
BD UNITS 120 SF
HIDDLE UNITS 120 SF
GROUND FLOOR UNITS 120 SF

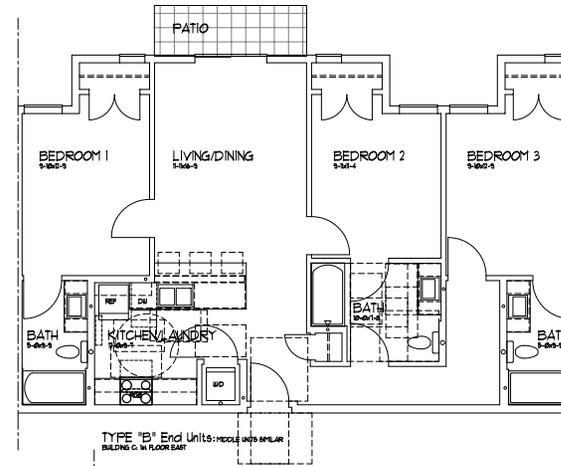
GRAPHIC SCALE: 0" 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20"



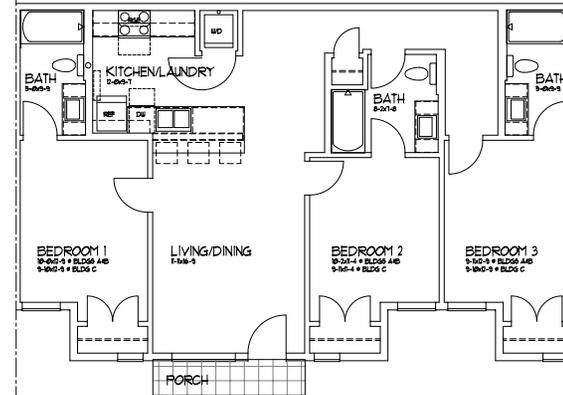
TYPE 'A' Units:
BUILDING A (B) UNIT 305
BUILDING C UNITS 305, 306, 405 & 406



TYPE 'B' End Units: HIDDLE UNITS ONLY
BUILDING A (B) IN FLOOR WEST & 2nd FLOOR UNITS
BUILDING C IN FLOOR WEST & 2nd-5th FLOOR UNITS



TYPE 'B' End Units: HIDDLE UNITS ONLY
BUILDING C IN FLOOR EAST



TYPE 'C' End Units: HIDDLE UNITS ONLY
BUILDING A (B) IN FLOOR WEST & 1st FLOOR EAST
BUILDING C IN EAST END 105

