

# FOR SALE

164 Bay Lyn Dr, Lynden, WA



## Investor/Developer Opportunity Next to Lynden Safeway 12,750 SF Pad for Multi-Unit Storage Condominium Building

- Awesome investor or developer opportunity
- Second Phase of Existing Condominium
- Building Pad Ready for Construction
- Utilities already extended to site
- All Units in Phase One Building Occupied.
- Flexibility in Size and Features
- Units in Very High Demand



Sales, Leasing, Management  
Office, Retail and Industrial Properties

114 W. Magnolia Street, Suite 201, Bellingham, WA 98225

For information contact:

**Scott Walker**

(360)-220-0370

scott@pacificcontinentalrealty.com

Oct-18

# Development Pad D1

**Condominium:** A large parcel of land lying between Birch Bay Lynden Road and Bay



Lyn Drive in Lynden was divided by short plat in 2008. Lot 2, Washington Park Group Short Plat, is 60,984 sf and has been converted to Premier Storage Condominium. The first phase of the condominium consists of one building, 17,564 sf in size, which is divided into ten individual units. The owner is leasing four of those units to others and has sold the other six units.

**Unit D-1:** Phase Two of the condominium is designated as Development Unit D-1. A second building is planned for construction on this unit, which consists of a pad footprint that measures 50' x 255.2' and is 12,760 square feet in total area. The rest of the land not covered by the existing building or the planned second building is a part of the common elements of the condominium, which simply means it is owned by all unit owners for their mutual benefit.



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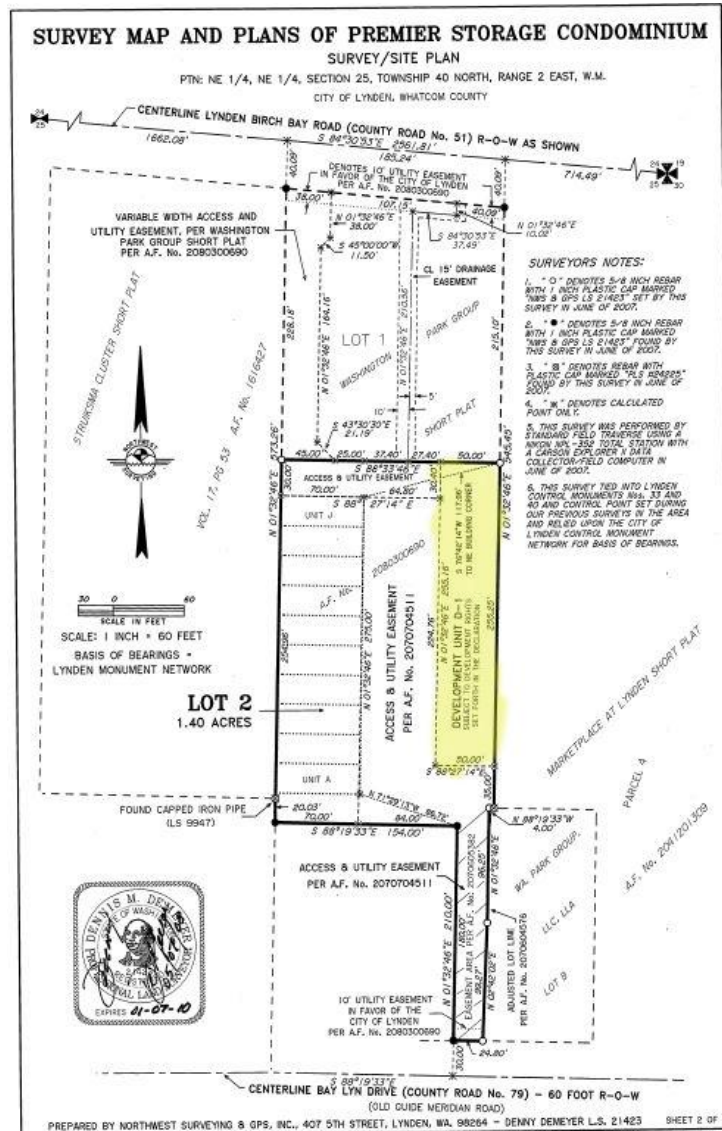
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# Warehouse Condo Units

**Future Building on Unit D-1:** The buyer of Unit D-1 may construct a building on this pad whenever the buyer chooses, as long as the construction takes place before the year 2037. Once built, the interior to the building will be added as a unit or units to the condominium. All utilities are extended to the pad, and the site requires minimal preparation.



25'



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# Development Pad for Storage Unit Condos for Sale



**Effective Size:** The entire building may be as large as 12,760 sf on the ground floor or it may be a smaller size, as the owner (and City of Lynden) determines. It may be divided into as many or as few units as the owner chooses (subject to approval of a majority of other unit owners).



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