

FOR SALE/LEASE

164 Bay Lyn Dr, Lynden, WA



Commercial Office Condo Unit in Prime North County Location

Suite A : 2,790 SF

- Excellent Blend of Office, Open Area & Warehouse
- 1,300 SF of Office, 940 SF of Warehouse & 520 SF Open for additional Office, Training, or Storage
- Perfect Combination of Great Location, Easy Access, and Privacy
- Includes Bathroom, Gas Heat, and all Utilities
- Opportunity to Buy Adjacent Unit at Below-Market Price.
- Adjacent 2,197 SF Unit Connected by 14' x 14' Interior Roll-up Door

CBA Listing #586839



Sale Listing #20134937



Sales, Leasing, Management
Office, Retail and Industrial Properties

114 W. Magnolia Street, Suite 302, Bellingham, WA 98225

For information contact:

2017/06

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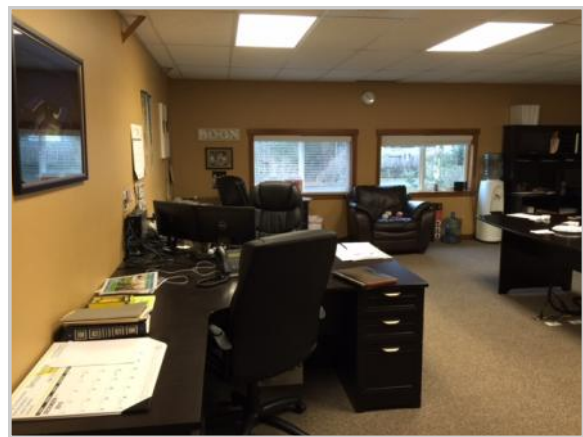
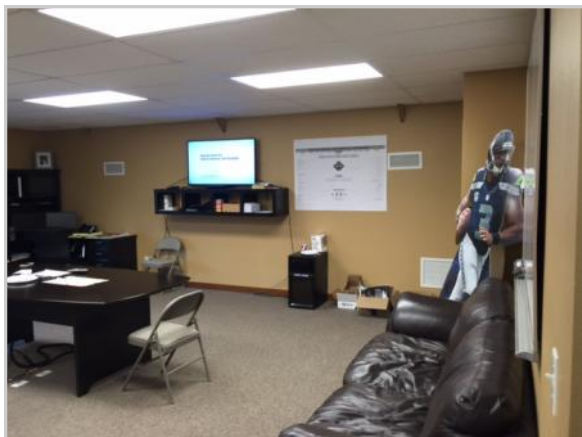
Office-Ground Floor

While the unit was designed as a storage unit, it was converted by the first purchaser into a commercial space with offices, an enclosed training facility, and a warehouse storage area. The unit has most recently been used as an insurance agency. The main floor office space measures about 650 SF and consists of a reception area, two separate offices, and a central work area. The interior windows create a bright and open atmosphere.



Office-Second Floor

Above the ground floor offices, the unit has a large open office area equal in size to the ground floor office area. This area provides space for work stations for a number of employees in a more open format. The space also has built-in storage.



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Enclosed Mezzanine-Second Floor

The other units in the complex have an open mezzanine measuring 22 feet from the back wall. In this unit the mezzanine has been fully enclosed, with windows, a carpeted floor, and the walls painted. It provides an excellent area for classroom-style training, a large number of modular work stations, and/or extensive records storage.



Warehouse

Behind the offices on the ground floor is an open warehouse area, a portion of which is open to the 18' ceiling, while the rear portion has the mezzanine above. The warehouse was originally attached to the adjacent Unit B, separated then and now by a secure 14' x 14' roll-up door.



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Opportunity To Buy Adjacent Unit B

Unit B is immediately adjacent to Unit A. The two were at one time owned and used in a single operation by one party. At about the mid-point of the interior wall separating Units A and B, the owner installed a 14' x 14' roll-up door identical to those on the front of all the other units. Today that door is permanently secured, but that condition can be quickly changed to allow the two units to be used again as one.

Unit B remains in essentially its original state. The ground floor area is 24.25' wide by 68.33' deep, and the ceiling height measure 17' in the front, 18.7' at the mezzanine, 8.3' below the mezzanine, and 14' to 14.8' above the mezzanine floor. The front of the unit has the standard 14' x 14' roll-up door and a standard covered man door.

Unit B is going to be marketed for sale on a stand-alone basis for \$179,000. In the event the buyer of Unit A wishes to acquire title to Unit B, the buyer may do so for \$161,900, a savings of \$18,000. Unit B is under lease through September 20, 2017.



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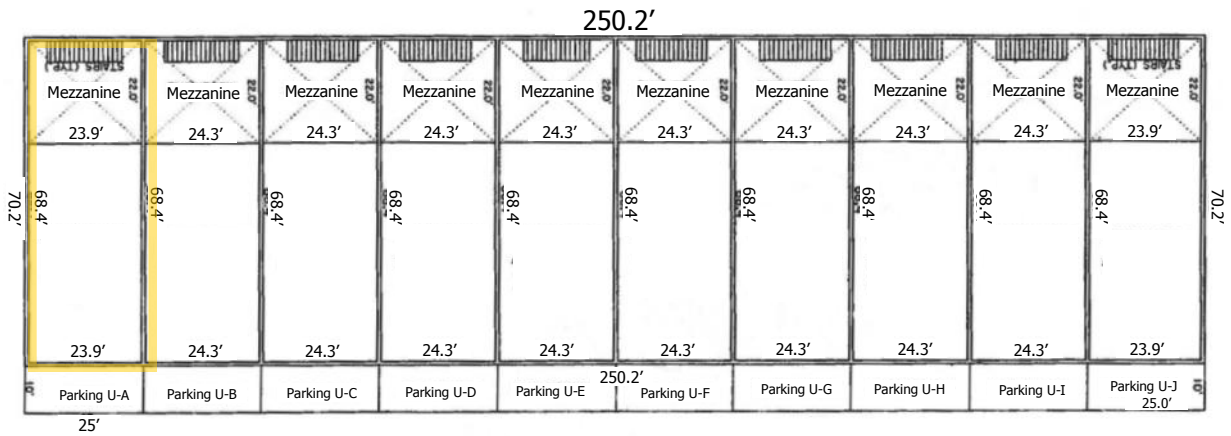
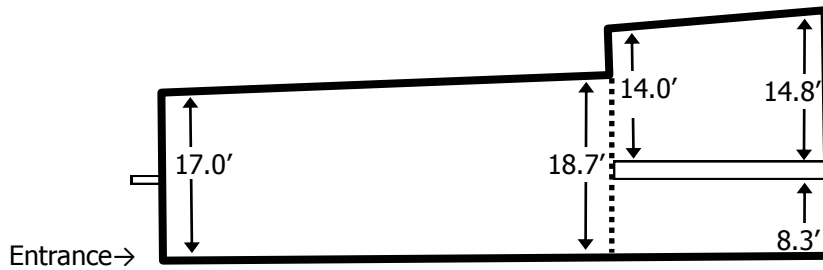
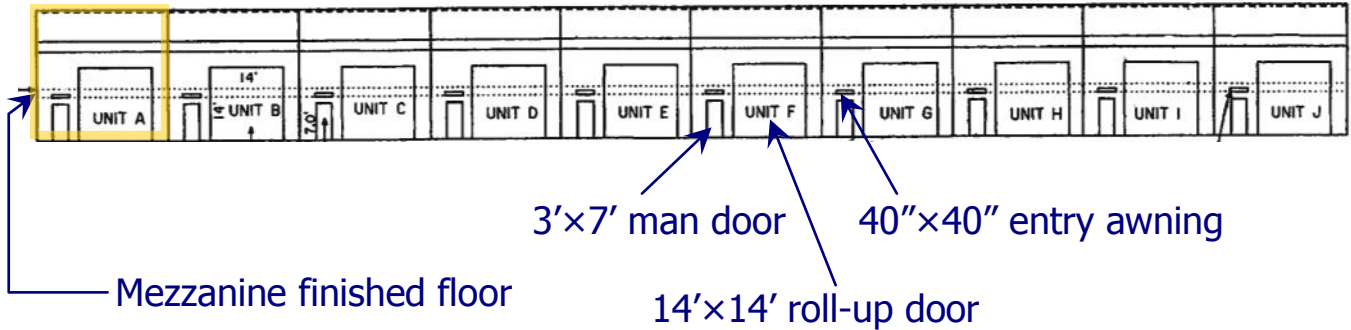
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Premier Storage Condominium

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Suite A
2,790 SF



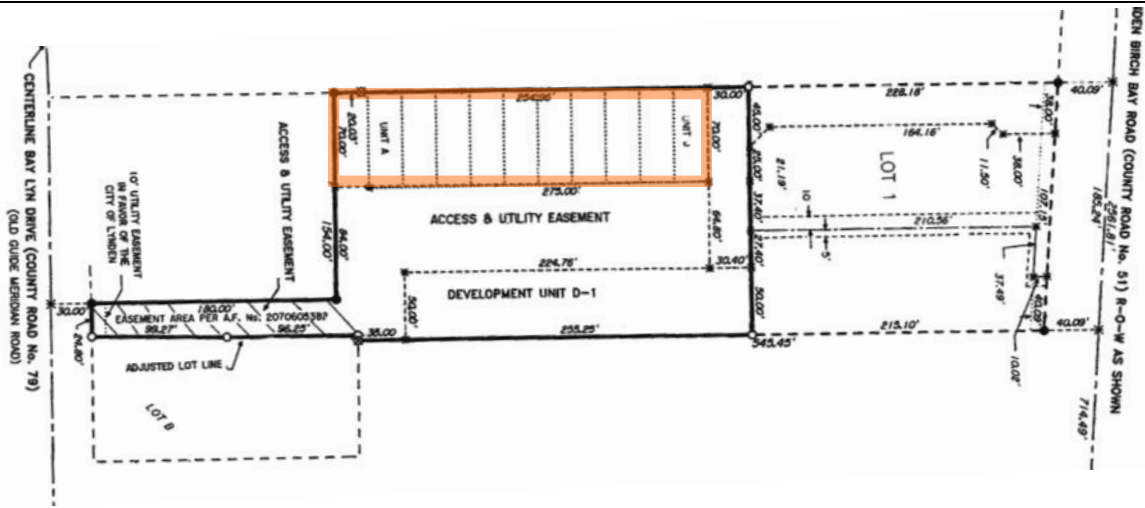
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