

# FOR SALE

157 Birch Bay-Lynden Rd, Lynden WA



## Investor/Developer Opportunity Next to Safeway in Lynden

Lot 1 (40,946 SF)

- Awesome investor or developer opportunity
- Ready for Construction
- Utilities already extended to lot
- Almost 1 acre with 186' Birch Bay Lynden Rd frontage
- Outstanding Exposure
- Excellent Zoning



Sales, Leasing, Management  
Office, Retail and Industrial Properties

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

For information contact:

**Scott Walker**

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Sep-18



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**Lot 1 (40,946 SF):** Good exposure on Birch Bay-Lynden Road, 186' of frontage. Great potential for retail/office businesses.



The lot is a 40,946 sf parcel of land situated on the south side of Birch Bay-Lynden Rd. just west of Safeway and intersection of Birch Bay-Lynden Rd with the Guide Meridian. The lot has 185.24 lineal feet frontage on Birch Bay-Lynden Road. It is level and graveled. Storm, sewer, water, power, natural gas, cable and telephone lines area available on the site.



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# Large Commercial Lot For Sale

Next to Safeway and conveniently located near Guide Meridian Rd in Lynden. Surrounded by restaurants, shops and banks including Safeway, Rite Aid, Food Pavilion, Starbucks, Woods Coffee, McDonald's, Bob's Burger and more.

The lot lies within the Regional Commercial Services zone, which provides maximum flexibility in the choice of uses, including a wide variety of commercial, medical, professional and retail services. For a detailed prescription of the permitted uses and regulations applicable to this zoning classification, see Lynden Municipal Code Title 19, specifically Chapter 19.23.



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