

FOR SALE

1319 Cornwall Ave, Bellingham, WA



Downtown Commercial Condo for SALE!

Unit 1: 6,385 sf

- Beautiful office and retail building with tons of character and nice details
- Located in the center of everything, this property has all of the amenities of working downtown
- City Parkade is just behind the building
- First floor currently contains a clothing store, restaurant and florist.

 Listing # 551941  Listing # 18596057



Sales, Leasing, Management
Office, Retail and Industrial Properties
114 W. Magnolia Street, Suite 302, Bellingham, WA 98225

For information contact:

2016/12

Jim Bjerke

(360) 671-4200

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1319 Cornwall Ave

* not to scale

Unit 1
(1st floor)
6,385 sf



Cornwall Ave.

Unit 1

List Price: \$892,500
Bldg/Condo/SF: 6,385 sf

Parcel Number: 3803301861530001

Total Building SF: 13,260
Year Built: 1904
of Floors: 2
of Elevators: 1
Sprinklers: Yes
Zoning: Central Business District

First floor is fully leased with upside potential.
Currently occupied with kids clothing store, Chinese restaurant and florist.

Demographics for 1319 Cornwall Ave, Bellingham, WA 98225

Population	1-mi.	3-mi.	5-mi.
2014 Male Population	6,516	39,090	47,830
2014 Female Population	6,029	40,509	49,800
% 2012 Male Population	51.94%	49.11%	48.99%
% 2012 Female Population	48.06%	50.89%	51.01%
2012 Total Population: Adult	11,583	67,024	81,254
2012 Total Daytime Population	22,057	95,182	112,769
2012 Total Employees	16,067	53,316	60,946
2012 Total Population: Median Age	25	31	33
2012 Total Population: Adult Median Age	28	40	43

Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	4,920	29,230	34,819
2000 Occupied Housing Units	4,648	27,754	33,082
2000 Owner Occupied Housing Units	1,120	13,261	17,269
2000 Renter Occupied Housing Units	3,528	14,493	15,813

Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$26,535	\$38,234	\$41,681
2012 Household Income: Average	\$39,068	\$53,418	\$58,763
2012 Per Capita Income	\$18,995	\$23,771	\$25,774



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