# LAND FOR SALE FULLY ENTITLED SITE FOR 67 TOWNHOMES

37XX Meridian St, Bellingham WA 98225





- 4.13 Ac. Adjacent to Bellingham Golf & Country Club.
- Ideal Location adjacent to 8<sup>th</sup> & 9<sup>th</sup> Hole.
- Excellent In-fill Property
- Near Shopping, Cornwall Park & Major Amenities
- Preliminary Plat approval for Subdivision.

**FOR SALE: \$5,360,000** 

#### **GREG MARTINEAU**

GAGE COMMERCIAL REAL ESTATE, LLC.

**360.820.4645** GREG@GAGECRE.CCIM

# **PROPERTY SUMMARY**

# **FULLY ENTITLED 67 UNIT TOWNHOME SITE**

# **Disclosure**

The 4.13 acre property (excess land) is owned by the Bellingham Golf and Country Club (BGCC), and borders the 9th hole & 8th green. The golf course is NOT for sale.

#### **Location**

Excellent location - less than 1 mile from PeaceHealth hospital & Bellis Fair Shopping Mall - and 900 feet from on/off ramps for I-5 exit #256.

# **Zoning**

Residential Multi, Planned.

# **Frontage**

Property has 1,200 feet of frontage along Meridian St and a short frontage along a Portion of Birchwood Ave at the intersection with Meridian.

#### **Utilities**

Utilities are adjacent to the property.

# **Topography**

Topography is flat and ideal for townhome construction.

# **Timber**

The property has marketable timber.

CONTACT LISTING BROKER FOR:
Full Dropbox file including Permits, Plans & Studies
GREG MARTINEAU
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# **PROPERTY OVERVIEW**

**Address:** 37XX Meridian St, Bellingham, WA 98225

**Parcel #:** 3802135461330000

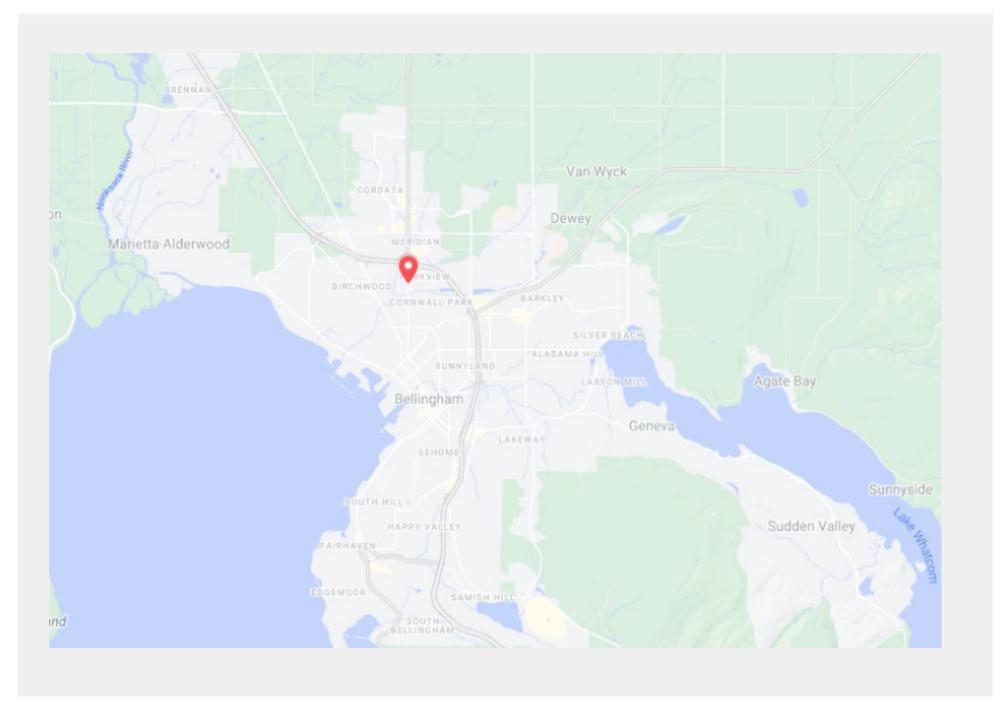
**Site Area:** 4.13 Ac. (179,902 SF)

**Price:** \$5,360,000

# **SITE MAP**









# FOR MORE INFORMATION

PLEASE CONTACT:

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