



**Saratoga**  
COMMERCIAL  
REAL ESTATE

# For Sale

Retail Building with Dept. of Licensing  
4180 Cordata Parkway, Bellingham WA



**Address**

4180 Cordata Parkway

**Building Size**

9,457 sf

**Traffic Counts**

9,000 Cars Per Day

**Demographics**

Population  
4,787-1mile  
36,040 - 3mile  
83,851 - 5mile

**Rents**

\$16.00/sf/yr + NNN

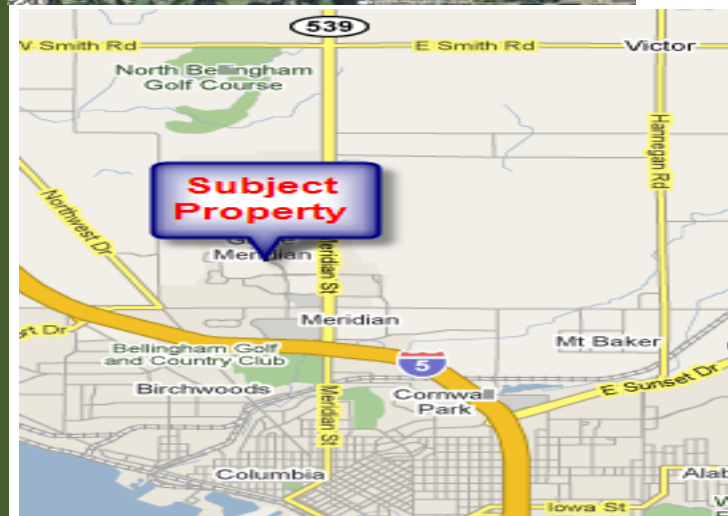
**Parking**

Parking on site

**Contact:**

**Ken Reinschmidt**  
**(360) 676-4866**

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**Net Operating Income**

- o Proforma = \$130,000
- o Current Tenants = \$105,000
- o One year rent guarantee = \$130,000

**CAP RATE**

**7.22%**

**Description**

4180 Cordata Parkway is a Tenanted office building offered as investment property. Class A bldg was built in 2005. Current rents are conservative.

**\$1,800,000**