

4958 Pacific Hwy

FERNDALE, WA 98226

FOR SALE



BORNHOFT
COMMERCIAL

BARB PIELLI
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Executive Summary

4958 PACIFIC HWY, FERNDALE, WA 98226



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	2,368 SF
Lot Size:	120,197 SF
Number Of Units:	2
Price / SF:	\$420.19
Year Built:	1925
Renovated:	2004
Zoning:	R5A
Market:	Retail
Submarket:	Office/Warehouse



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Property Details & Highlights

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Property Type	Retail
Property Subtype	Free Standing Building
APN	3902340580780000
Building Size	2,368 SF
Lot Size	120,197 SF
Year Built	1925
Year Last Renovated	2004
Number of Floors	1
Average Floor Size	928/1440 SF
Number of Buildings	2

2.79 acres of prime property located on Pacific Hwy with convenient access to I-5. Located in Ferndale, WA, the area surrounding the property at 4958 Pacific Hwy boasts a thriving retail market and a prime location for prospective office/warehouse investors. With its proximity to popular destinations such as downtown Ferndale, the property offers easy access to a range of amenities, including dining, shopping, and entertainment options. The nearby Pacific Gateway Business Park and Ferndale Industrial Park make this an ideal location for businesses looking to establish a strong presence in the area. Additionally, the property's convenient access to major transportation routes offers excellent visibility and accessibility for potential tenants. The property has a 928 SF, updated, single family 3 bed 1 bath rental home and separate 1,440 SF retail space. The retail space was built in 2004 to garage specifications and an addition added that was built to commercial specifications. It is uniquely wired for a tech-driven business. With its strategic location, this property is ideal for business or investor.

The home is currently rented for \$1,850 and is on a month-to-month. The retail building is currently vacant and ready for business/office.



- 2.79 acres with highway frontage
- Conveniently access to I-5
- 928 SF updated single family rental home
- 1,440 SF retail/office space
- Zoned R5 with a variance for Cottage Industry
- In line for Annexation
- Tech wiring
- 110/220 amp
- Near Pacific Gateway Business Park and Ferndale Industrial Park
- Benefits from local economic growth



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Retail Space

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Retail Space

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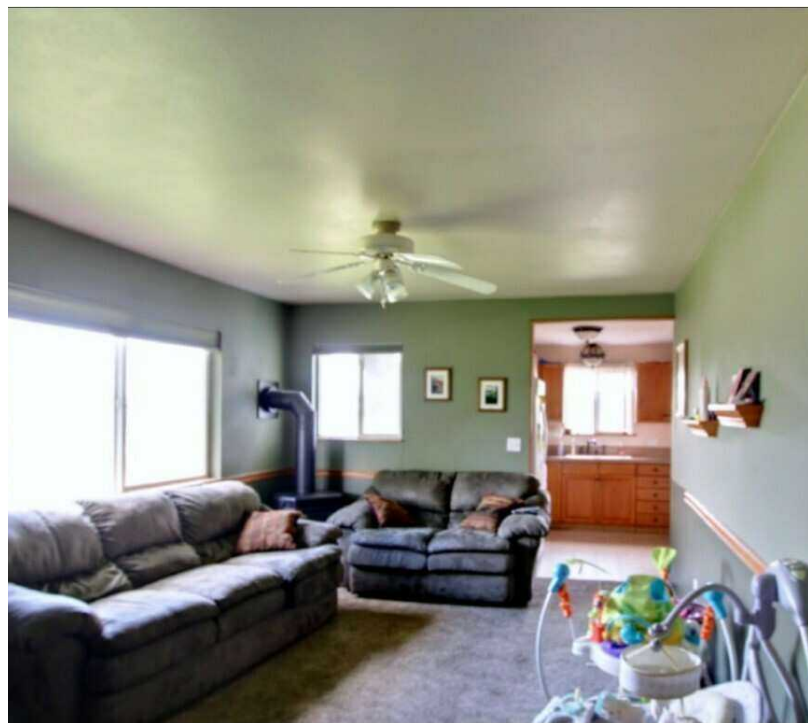
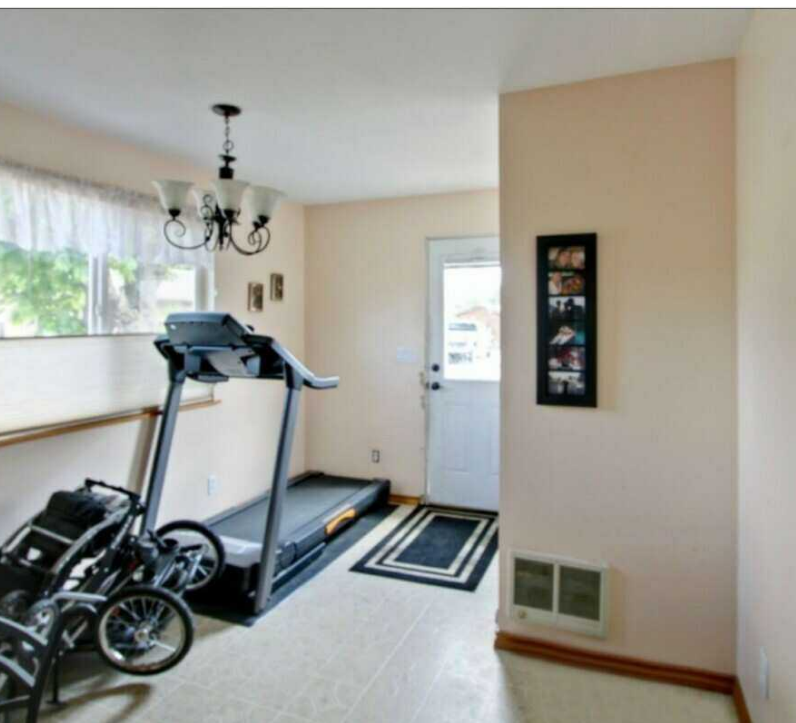
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Rental Home

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Aerial Map

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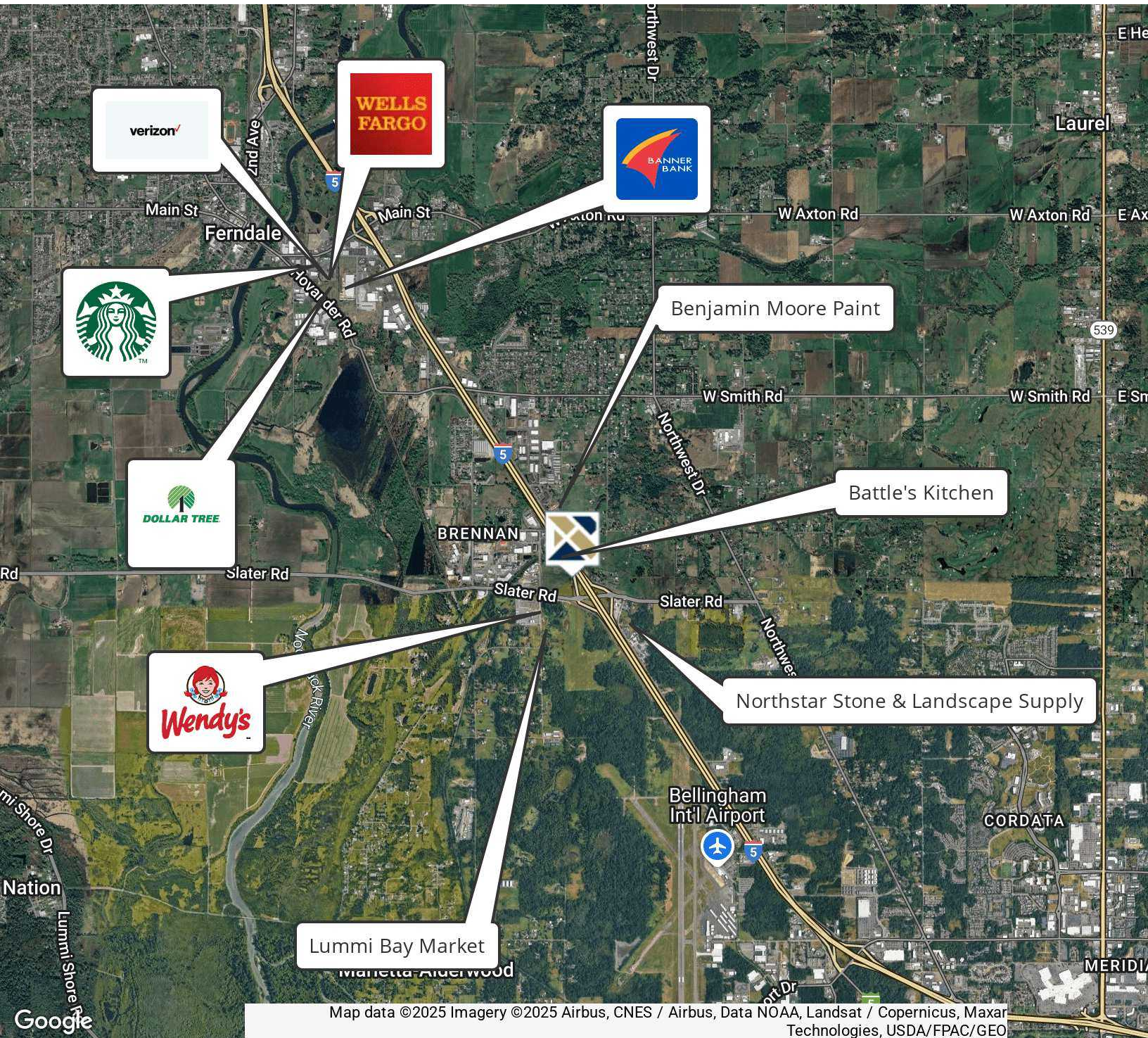


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Retailer Map

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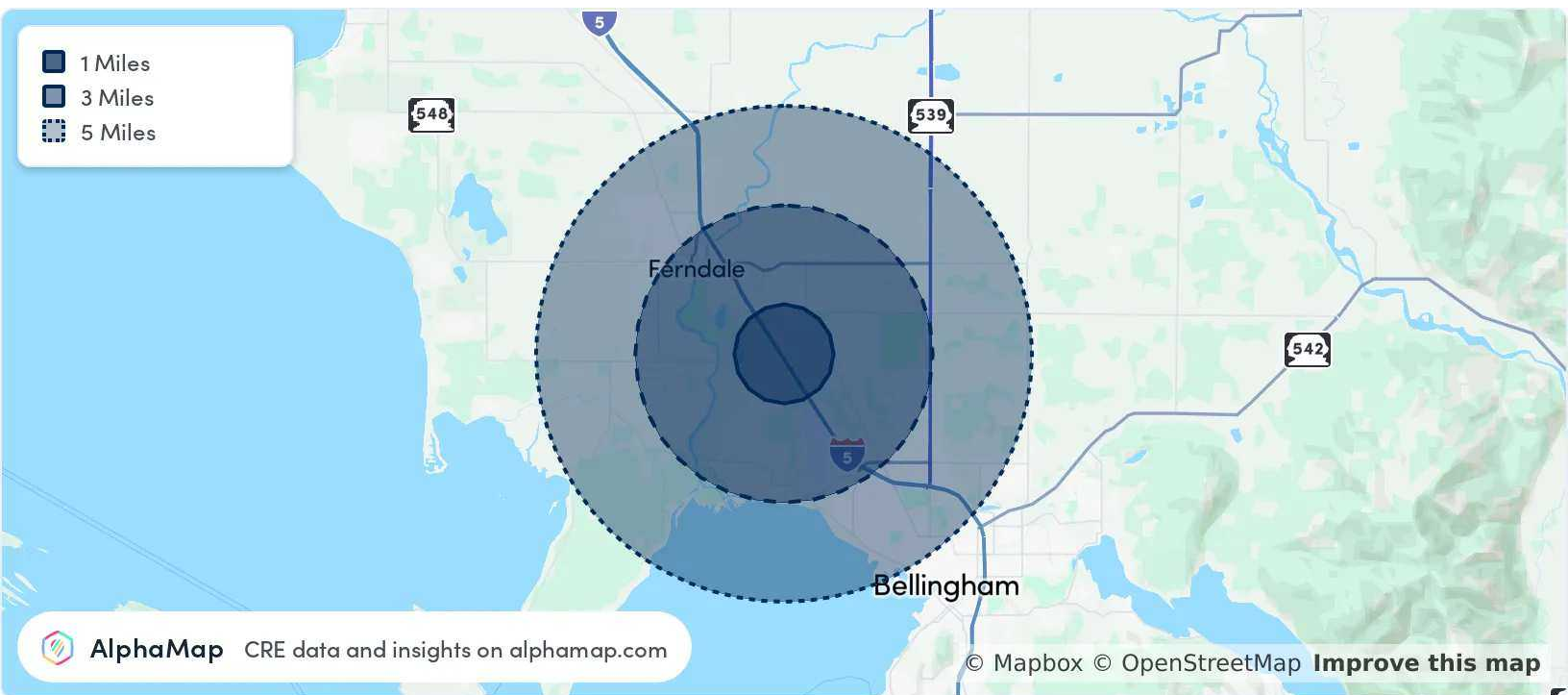
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Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,488	16,648	57,805
Average Age	42	42	41
Average Age (Male)	42	40	40
Average Age (Female)	43	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	545	6,692	23,382
Persons per HH	2.7	2.5	2.5
Average HH Income	\$128,111	\$104,682	\$102,478
Average House Value	\$734,973	\$619,125	\$626,760
Per Capita Income	\$47,448	\$41,872	\$40,991

Map and demographics data derived from AlphaMap



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