

LAND FOR SALE

LOTS CAN BE SOLD INDIVIDUALLY OR TOGETHER

5865 – 5879 Anderson Ave, Ferndale WA 98248



* LLA in Process based on information. SF is approximate



SARATOGA
commercial real estate

- LOT 2 – 29,921 SF = \$568,499
- LOT 3 - 37,365 SF = \$709,935
- LOT 4 - 32,758 SF = \$687,918
- **LOTS 2/3/4 = \$1,966,352**

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PROPERTY SUMMARY

- Adjacent to utilities.
- Flat/level topography. Good soils.
- Easily accessible, and great visibility to I-5.
- Zoning – City of Ferndale, Mixed Use Commercial (See Page 7 for full list of Permitted Uses):
<https://www.codepublishing.com/WA/Ferndale/html/Ferndale18/Ferndale1845.html#18.45.040>
- Zoning allows for a wide range of commercial and multi-family uses.
- Preliminary Lot Line adjustment can be modified to accommodate different lot sizes.
- Sale subject to recording easements for ingress/egress.
- Lot 2 includes a building measuring 12,000 SF.

PROPERTY OVERVIEW

Address: 5865 – 5879 Anderson Ave,
Ferndale WA

Parcel Sizes:

LOT 2 – 29,921 SF

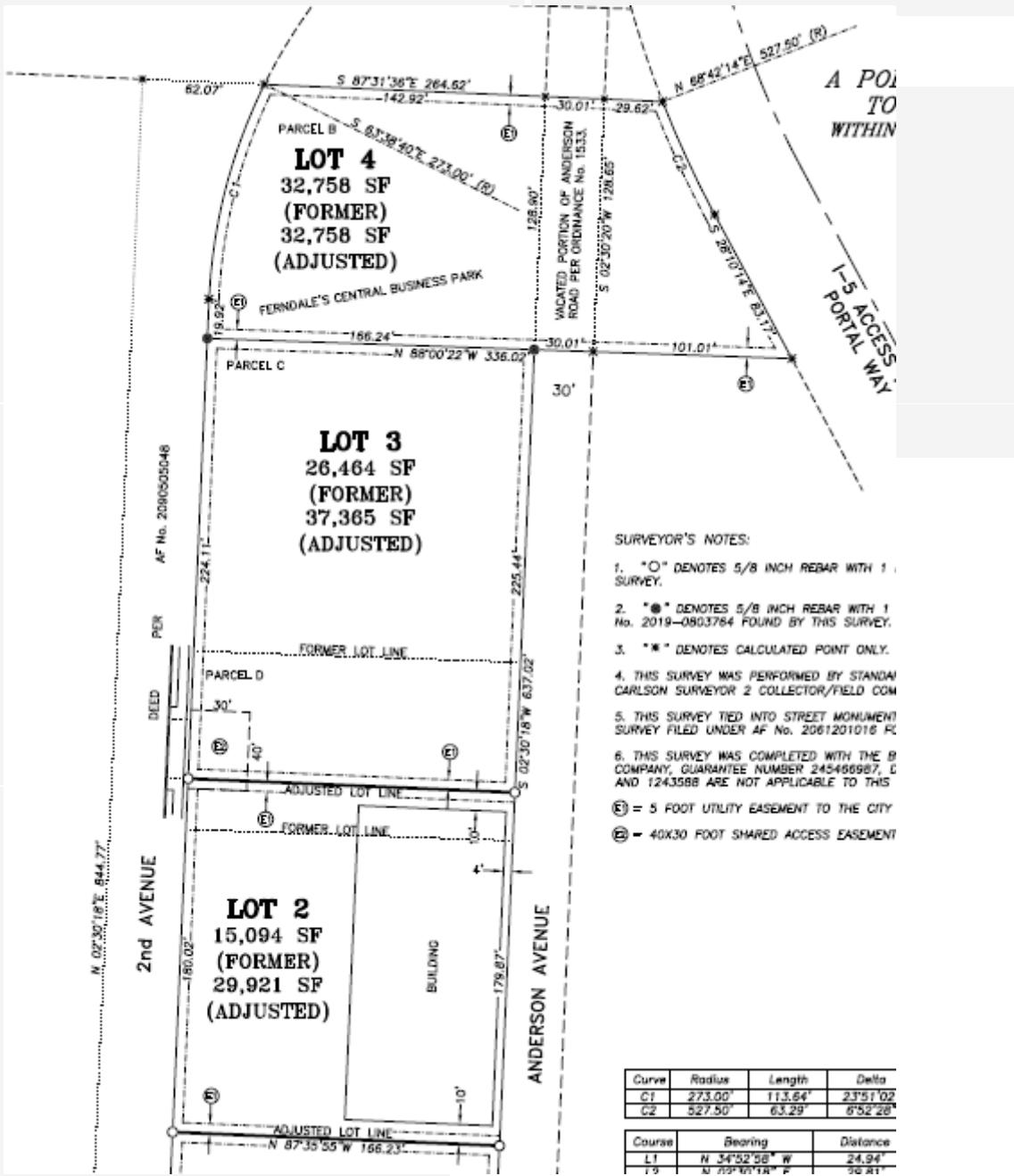
LOT 3 - 37,365 SF

LOT 4 – 32,758 SF

LOTS 2/3/4 – 100,044 SF

Utilities: In Street

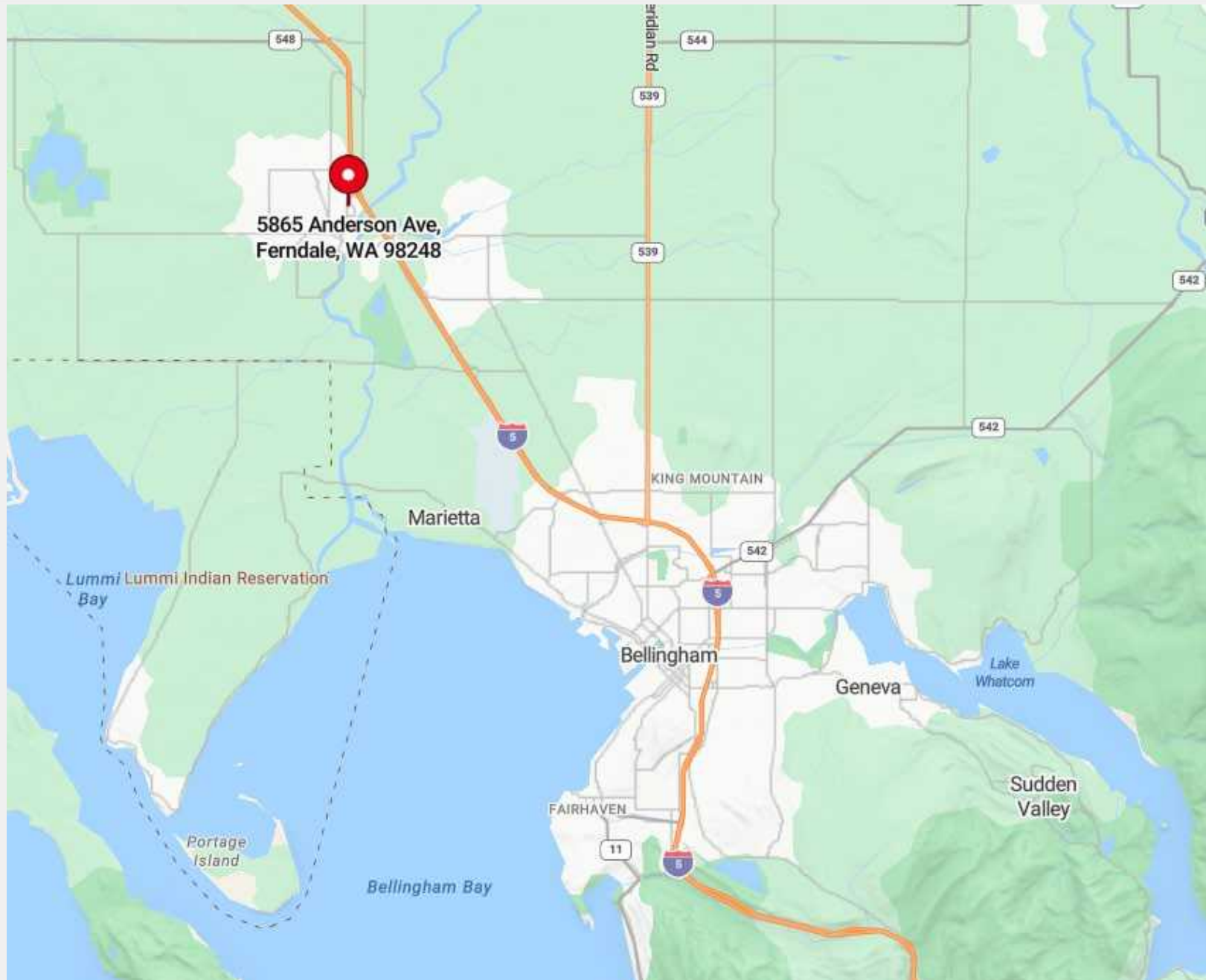
SITE MAP



SITE MAP



MAP



PROPERTY AERIAL PHOTO



PROPERTY AERIAL PHOTO



PERMITTED USES

18.45.040 Permitted uses.

- A. Automotive repair – specialty/minor shop, includes light repair – tires, mufflers, brakes – and generally excludes more intensive uses such as automobile repainting.
- B. Automobile service station.
- C. Auto part sales.
- D. Bicycle or motorcycle rental or sales.
- E. Car wash – automatic or self-service.
- F. Equipment rentals.
- G. Gas/fuel station.
- H. Automatic teller machines.
- I. Barber/beauty salon.
- J. Contractor's offices.
- K. Funeral establishments, not including crematoriums.
- L. General service businesses.
- M. Health spa.
- N. Laundry/dry cleaning, neighborhood.
- O. Laundry/dry cleaning, retail.
- P. Laundry – self service.
- Q. Mailing service.
- R. Personal loan business.
- S. Personal services businesses.
- T. Photo processing, copying and printing services.
- U. Video rental store.
- V. Tattoo parlor.
- W. Delicatessen.
- X. Drinking establishments.
- Y. Micro brewery.
- Z. Restaurants/drive-through.
- AA. Restaurants/lounge.
- BB. Restaurants/sit-down.
- CC. Restaurants/take-out.
- DD. Restaurants with entertainment/dancing.
- EE. Tavern.
- FF. Wineries – tasting room.
- GG. Financial institutions.
- HH. Medical, dental and other clinics.
- II. Office – corporate.
- JJ. Office – general.
- KK. Office – research and development.
- LL. Real estate office.
- MM. Travel agencies.
- NN. General park M and O activities.
- OO. Passive open space.

- PP. Power transmission, irrigation wastewater easements, and utility uses.
- QQ. Public agency facilities.
- RR. Trail head facilities.
- SS. Trails for equestrian, pedestrian, or nonmotorized vehicle use.
- TT. Art galleries.
- UU. Bowling alley.
- VV. Commercial recreation, indoor.
- WW. Dart/billiard room.
- XX. Health/fitness center without instructional classes.
- YY. Video game arcade.
- ZZ. Hotels or motels with stays less than 15 days.
- AAA. Mixed residential and commercial uses.
- BBB. Multifamily development, any/all levels.
- CCC. Nursery school.
- DDD. Nursery, plant.
- EEE. Office supply store.
- FFF. Shopping center.
- GGG. General retail.
- HHH. Pet shop and pet supply stores.
- III. Retail hay, grain and feed stores.
- JJJ. Specialty retail stores.
- KKK. Wholesale store.
- LLL. Apparel and accessory stores.
- MMM. Auto parts supply store.
- NNN. Books, stationery and art supply stores.
- OOO. Building, hardware, garden supply stores.
- PPP. Convenience store without fueling facilities.
- QQQ. Convenience store with fueling facilities.
- RRR. Department store.
- SSS. Drug store/pharmacy.
- TTT. Electronic equipment stores.
- UUU. Farm equipment sales and service.
- VVV. Supermarkets.
- WWW. Florist.
- XXX. Furniture, home furnishings and appliance stores.
- YYY. Publicly owned community signs and public art.
- ZZZ. Visitor or tourist information center.
- AAAA. Cinema, indoor.
- BBBB. Dance hall.
- CCCC. Health/fitness center with instructional classes.
- DDDD. Senior/activity center.
- EEEE. Theater (indoor).
- FFFF. Recreational club.
- GGGG. Antique store.
- HHHH. Liquor store.
- IIII. Day care center.
- JJJJ. Uses similar to the above, in the judgment of the Zoning Administrator, following consultation with members of the Technical Review Committee (TRC). (Ord. 2200 § 1 (Exh. 1), 2022; Ord. 2148 § 1 (Exh. 1), 2020; Ord. 2006 § 3 (Att. 3), 2017; Ord. 1969 § 10 (Exh. 11), 2016; Ord. 1796 § 4, 2013; Ord. 1603, 2010. Formerly 18.45.030)



FOR MORE INFORMATION

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