

FOR SALE

5865 – 5879 Anderson Ave, Ferndale WA 98248



SARATOGA
commercial real estate

- Ideal location with excellent visibility & access
- 2.3 Ac. (100,044 SF) Property Size (3 Lots)
- Flat Topography, adjacent to Utilities
- Zoning allows for broad range of Commercial & Multi-Family uses

\$1,950,000

GREG MARTINEAU, CCIM
GAGE COMMERCIAL REAL
ESTATE, LLC.
360.483.0508
GREG@GAGECRE.COM

KEN REINSCHMIDT, CCIM
SARATOGA COMMERCIAL REAL
ESTATE, LLC.
360.676.4866
KEN@SARATOGACOM.COM

PROPERTY SUMMARY

- The offering includes three lots, to be sold together as a single package.
- Adjacent to utilities.
- Flat/level topography.
- 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.
- Includes a building measuring 12,000 SF (non-conforming & not connected to utilities). As-is condition.

PROPERTY OVERVIEW

Address: 5865 – 5879 Anderson Ave,
Ferndale WA

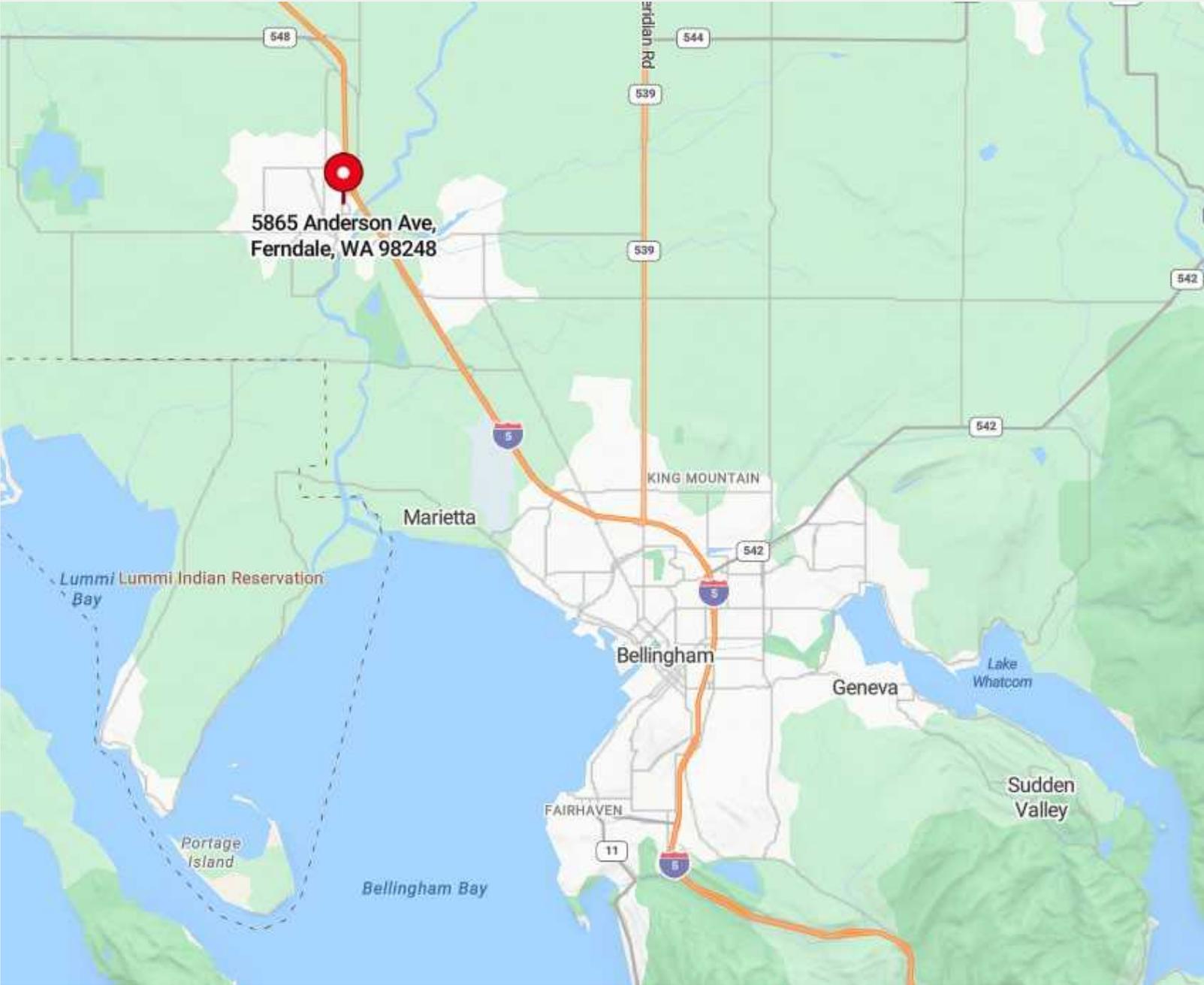
Parcel Size: 2.3 Ac. (100,044 SF)

Utilities: In Street

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

PLEASE CONTACT:

GREG MARTINEAU

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM

KEN REINSCHMIDT

SARATOGA COMMERCIAL REAL ESTATE

BROKER

360.303.2188

KEN@SARATOGACOM.COM