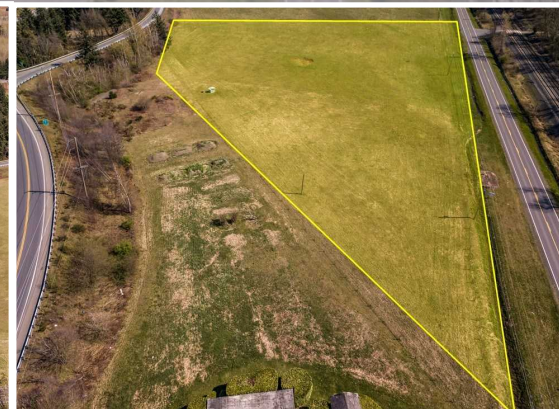




6850 Portal Way, Ferndale

FOR SALE: \$699,900



6850 Portal Way

MAJOR PRICE REDUCTION – MOTIVATED SELLER! Rare opportunity to acquire a level, dry, high-exposure parcel near the busy I-5 Exit 266 interchange in Ferndale, ideally positioned between Bellingham and the Canadian border. The City of Ferndale is currently working on Comprehensive Plan updates that may expand future land use potential, making this a timely acquisition. Surrounded by established commercial activity, refineries, and industrial businesses. RR zoning allows a wide range of uses, including gas station, restaurant, office, warehouse, and potential trucking services. Strategic location with strong visibility and easy freeway access. Secure this property now while pricing reflects current zoning and before future planning changes take effect.

Ferndale is currently working on new comprehensive zoning in this area that could open up many new potential uses. PUD water available.

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Jeff Baker
WINDERMERE REAL ESTATE/WHATCOM INC / BROKER
jeffbaker@windermere.com / (360) 739-3236
WWW.WRECOMMERCIAL.COM



2 WEST COAST
OIL REFINERIES

CANADIAN BORDER
VANCOUVER, B.C.

INDUSTRIAL
COMPLEX

4+ ACRES

I-5
INTERCHANGE 266

21+ ACRES

ADDITIONAL AREA DETAILS

	2 Mile	5 Mile	10 Mile
Total Population	7,451	25,545	94,277
Employees	2,032	9,147	51,549
Total Businesses	192	1,037	5,242
Average Household Income	\$92,113	\$94,756	\$86,888
Median Household Income	\$86,167	\$83,241	\$72,667
Total Consumer Spending	\$120.53M	\$414.97M	\$1.54B
Median Age	36.9	38.3	39.3
Households	3,093	10,771	44,484
Percent College Degree or Above	25%	26%	28%
Average Housing Unit Value	\$388,091	\$403,570	\$394,411

Demographic data obtained from CoStar and Loopnet.—licensed to Windermere Whatcom, Inc.