**Labounty Drive - Lot A**

Listing #: 41148504 | Status: Expired | Last Modified: 05/20/2026

For Sale | ListDate: 09/26/2024

**0 Labounty Dr, Ferndale, WA 98248**



## Agent Information

Showing Instructions:

**The Muljat Group Inc.**

360-733-3030



**Troy Muljat, CCIM**

360-820-2000

troy@muljat.com

## Owner Information

| | |
|---|---|
| Legal Owner: | LAFATA HEATHER J |
| True Owner: | |

## Property Information

| | |
|---|---|
| **Location** | |
| Mkt Area: | CBA Whatcom County |
| Alt Address: | |
| Zoning: | MXD |
| Cross Street: | |
| County: | Whatcom |
| **Building Information** | |
| Total Building SF: | |
| Net Rentable Area: | |
| Office SF: | |
| Retail SF: | |
| Industrial SF: | |
| Residential SF: | |
| Tax ID #: | 98608,98617,98626 |
| Sprinklers: | No |
| Security System: | No |
| # of Buildings: | 0 |
| # of Floors: | |
| # of Units: | |
| Signage: | |
| A/C: | No |
| Building Status: | |
| **Property Type** | |
| Building Class: | |
| Property Type: | Land |
| Sub Use: | |
| Occupancy Type: | |
| Acres: | 1.04 Acres |
| Lot SF: | 45,302 SF |
| **Construction** | |
| Construction Type: | |
| Year Built: | |
| Year Renovated: | |
| **Commission** | |
| Commission: | 2.5% |
| SOC Exclusions: | No |

## Listing Information

| | |
|---|---|
| **Price** | |
| Listing Price: | $996,644 |
| Rentable $/SF: | $22.00 Per SF |
| Asking Price Lot Per SQFT: | $22.00 |
| Listing Status: | Expired |
| Terms: | |
| Asset Class: | Land |
| **Listing Information** | |
| Condo: | No |
| Available SF: | 45,302 SF |
| Condo Fees: | |
| List Date: | 09/26/2024 |
| Days On Market: | 370 |
| Last Modified: | 05/20/2026 |
| **Investment Information** | |
| Investment Type: | Owner/User |

## Property Special Feautres

| | |
|---|---|
| **Green Building** | |
| LEED Certification: | No |
| LEED Level: | N/A |
| Energy Star Certification: | No |
| **Parking Information** | |
| Total Parking: | 0 |
| Covered: | 0 |
| Uncovered: | 0 |
| Parking Ratio: | |

**Public Comments:** Corner Lot A; prime development opportunity in Ferndale with Haggen as a shadow anchor tenant! Located just off Main Street, this site has great drive-by exposure, high traffic counts in the area, and easy I-5 access. Zoning allows for a variety of commercial uses including multi-family. Don't miss this opportunity to be in the heart of Ferndale's business center!

**Member Listing Comments:** Corner Lot A; prime development opportunity in Ferndale with Haggen as a shadow anchor tenant! Located just off Main Street, this site has great drive-by exposure, high traffic counts in the area, and easy I-5 access. Zoning allows for a variety of commercial uses including multi-family. Don't miss this opportunity to be in the heart of Ferndale's business center!

**Property Comments Public:** In Ferndale with Haggen as a shadow anchor tenant. Located just off Main Street, these lots have great drive-by exposure, high traffic counts and easy I-5 access. There are no apparent wetlands. Lot A has 150' of Labounty Rd frontage and 301' of Haggen



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