

# PLANNED MULTIFAMILY

5644 Barrett Rd., Ferndale, WA 98248



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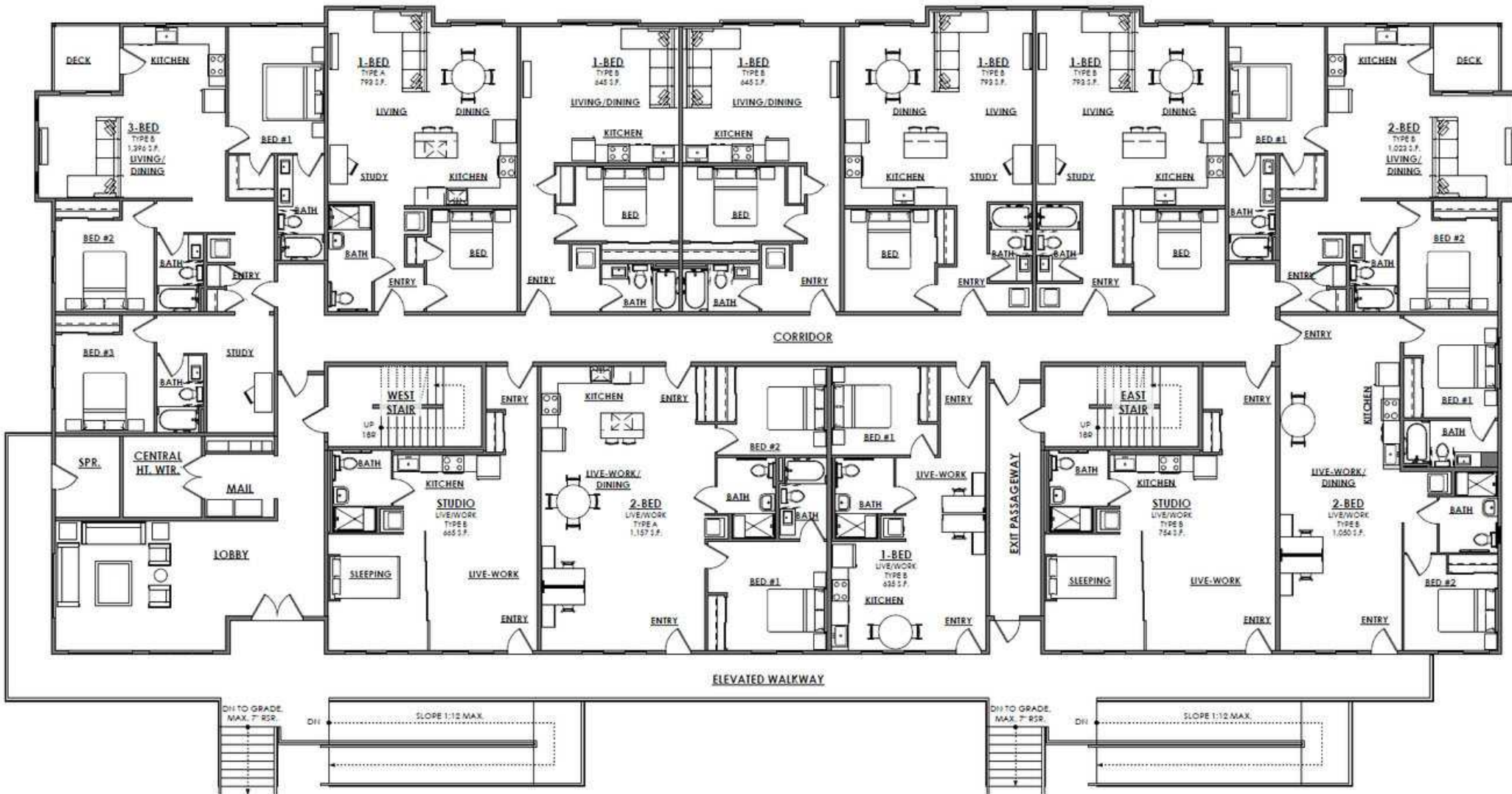
# Overview

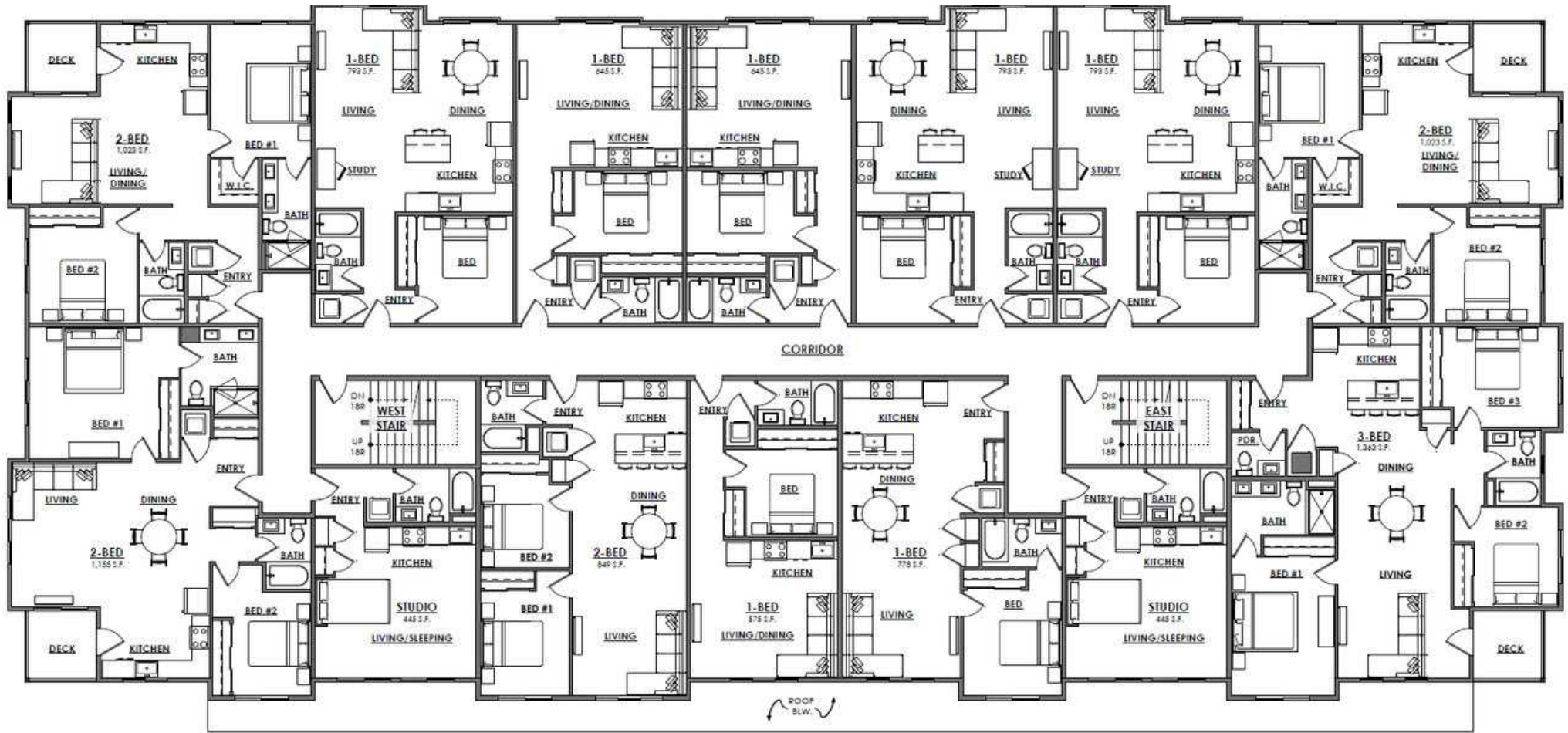


**Sale Price: \$1,525,000**

49,223sqft Mixed Use Commercial Zoned property situated across from WECU in the City of Ferndale. There is a detailed preliminary design drawing available for a multifamily/commercial 40-unit apartment building that includes live/work units on the ground floor with 2 floors of multifamily above. Highly visible, with easy I-5 access north and southbound at the signalized intersection of Main Street and Barrett Road. Broad range of commercial uses that include but not limited to; restaurant with drive-through, automotive services, medical services, or retail center. Wetlands memo on file stating the site is fully paved with no evidence of wetlands.

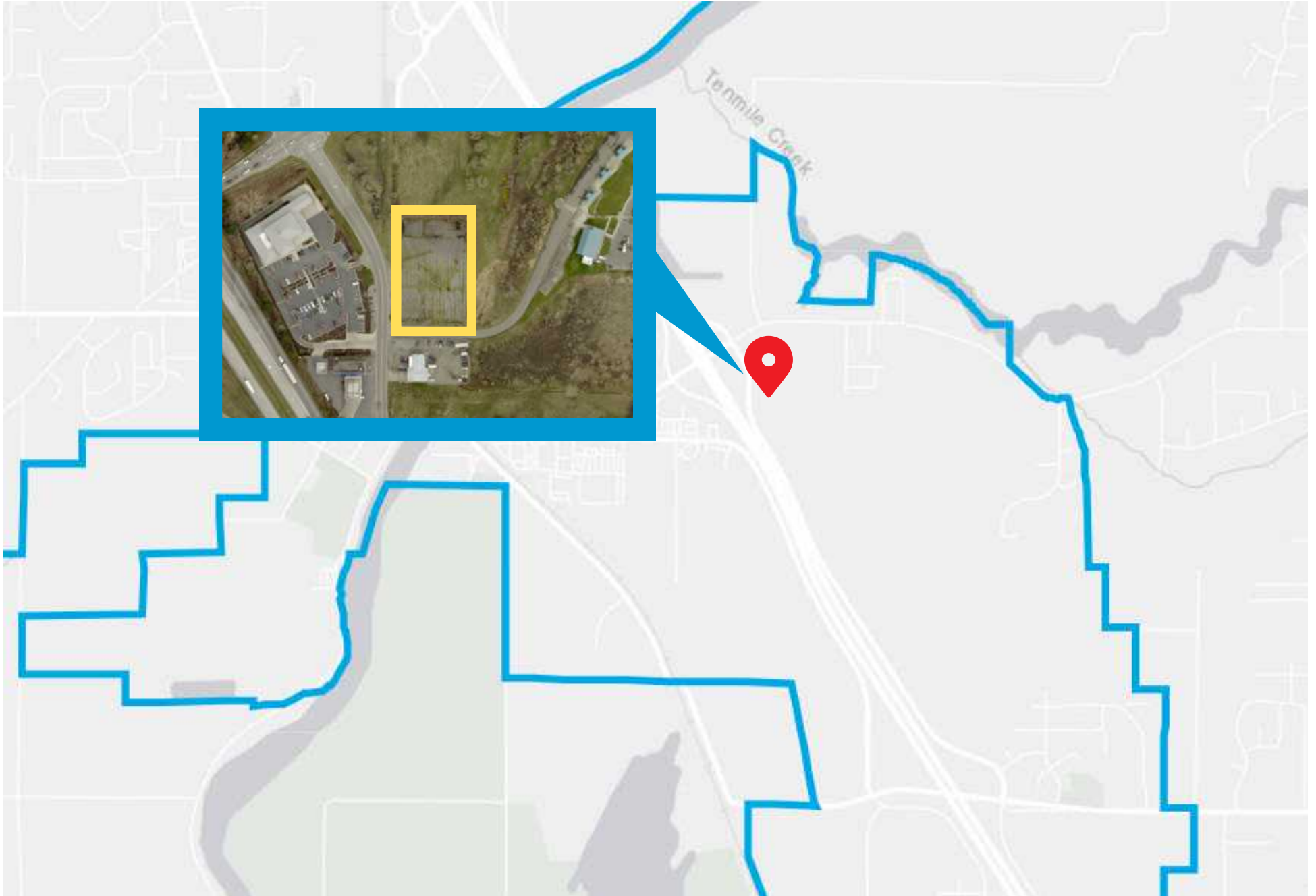
# FirstFloorPlan-Overall





## Second and Third Floor Plan-Overall

# SiteMap



# MixedUseCommercialZone

## 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 parts sales.  
D. Bicycle or motor cycle 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. Microbrewery.  
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 and open activities.  
OO. Passive open space.  
PP. Power transmission, irrigation wastewater easements, and utility uses.  
QQ. Public agency facilities.  
RR. Trailhead 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 part 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. Antiques 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).

# MixedUseCommercialZone(cont.)

## 18.45.050 Conditional uses.

A. Public agency buildings.

B. Public parks.

C. Hotels or motels with stays more than 15 days.

D. Nursing or rest home.

E. Recreational club.

F. Parking lot or structure.

G. Auction house.

H. Bus station.

I. Bus terminal.

J. Stadium, sports arena, auditorium, or other place of assembly with fixed seats.

K. Transportation center.

L. Church.

- Pursuant to Chapter 35A.21 RCW, outdoor, temporary encampments for the homeless hosted by religious organizations shall be reviewed as a separate or amended conditional use from the authorizations originally granted to a church, subject to reasonable measures to ensure basic sanitation, life safety, and the minimization of negative public health and/or safety impacts to surrounding uses. See FMC 18.72.140 for specific conditions related to these uses. M. Uses similar to the above, in the judgment of the Zoning Administrator, following consultation with members of the Technical Review Committee (TRC).

## 18.45.060 Administrative conditional uses.

A. Hospital/clinic—small animal.

B. Dwelling units for a resident watchman or custodian.

C. Outdoor sales.

D. Pawnshop.

## 18.45.070 Accessory uses.

A. Cafeterias.

B. Assisted living facility.

C. Outdoor storage.

D. Storage in an enclosed building.

# Location



Canadian International Border  
15 Minutes

Bellingham International Airport  
10 Minutes

I-5 Exit 262  
1 Minute