FOR SALE

4332 SUCIA DRIVE

$800,000

- **BUILT IN 2022**
- **OCCUPANCY AVAILABLE WINTER 2027**
- **MODERN APPARATUS BAYS & TRAINING FACILITY**
- **FLEXIBLE ADAPTIVE REUSE POTENTIAL**
- **PROMINENT SANDY POINT COMMUNITY LOCATION**



Exceptional Sandy Point Commercial Opportunity

Built in 2022, this modern commercial facility currently serves as the Sandy Point Fire Station and presents a unique opportunity for future owner-users or investors. Occupancy will be available upon completion of the new fire station, anticipated in Winter 2027. The building features spacious apparatus bays, a large multi-purpose training area, private offices, and dedicated storage areas, offering a flexible layout that can accommodate a variety of future uses, subject to required approvals. With its quality construction, functional design, and desirable Sandy Point location, this property offers exceptional long-term potential.



John Templeton 360.920.5646 john@johntempleton.com

LOCATION & DEMOGRAPHICS

Windermere COMMERCIAL

CITY, STATE

Ferndale,WA

POPULATION

393

AVG. HH SIZE

2.65

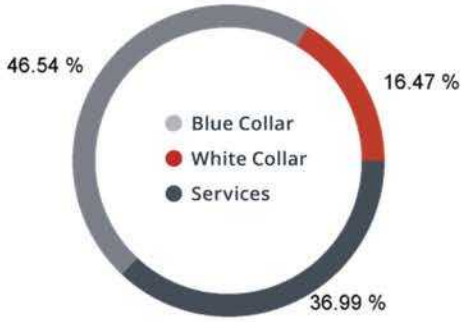
MEDIANHHINCOME

$53,918

HOMEOWNERSHIP



EMPLOYMENT



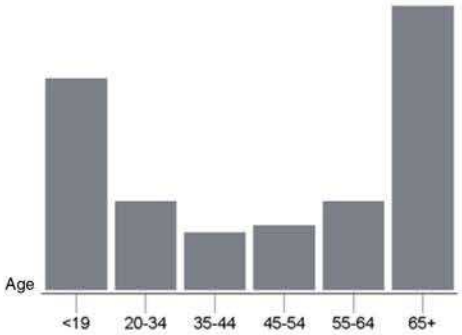
42.46 % 2.60 %

EDUCATION

High SchoolGrad:	29.91 %
Some College:	27.62 %
Associates:	7.55 %
Bachelors:	23.97 %

GENDER&AGE

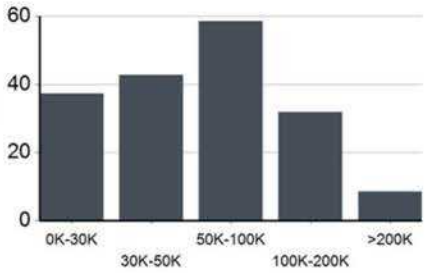
52.95 % 47.05 %



RACE & ETHNICITY

White:	70.04 %
Asian:	0.36 %
Native American:	16.57 %
Pacific Islanders:	0.00 %
African-American:	0.00 %
Hispanic:	6.70 %
Two or More Races:	6.34 %

MOODY'S INCOMEBYHOUSEHOLD



HHSPENDING



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