FOR SALE

MAJOR PRICE REDUCTION
STRATEGIC I-5 DEVELOPMENT OPPORTUNITY
FERNDALE, WA



6850 PORTAL WAY | FERNDALE, WA

- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS

Windermere
COMMERCIAL

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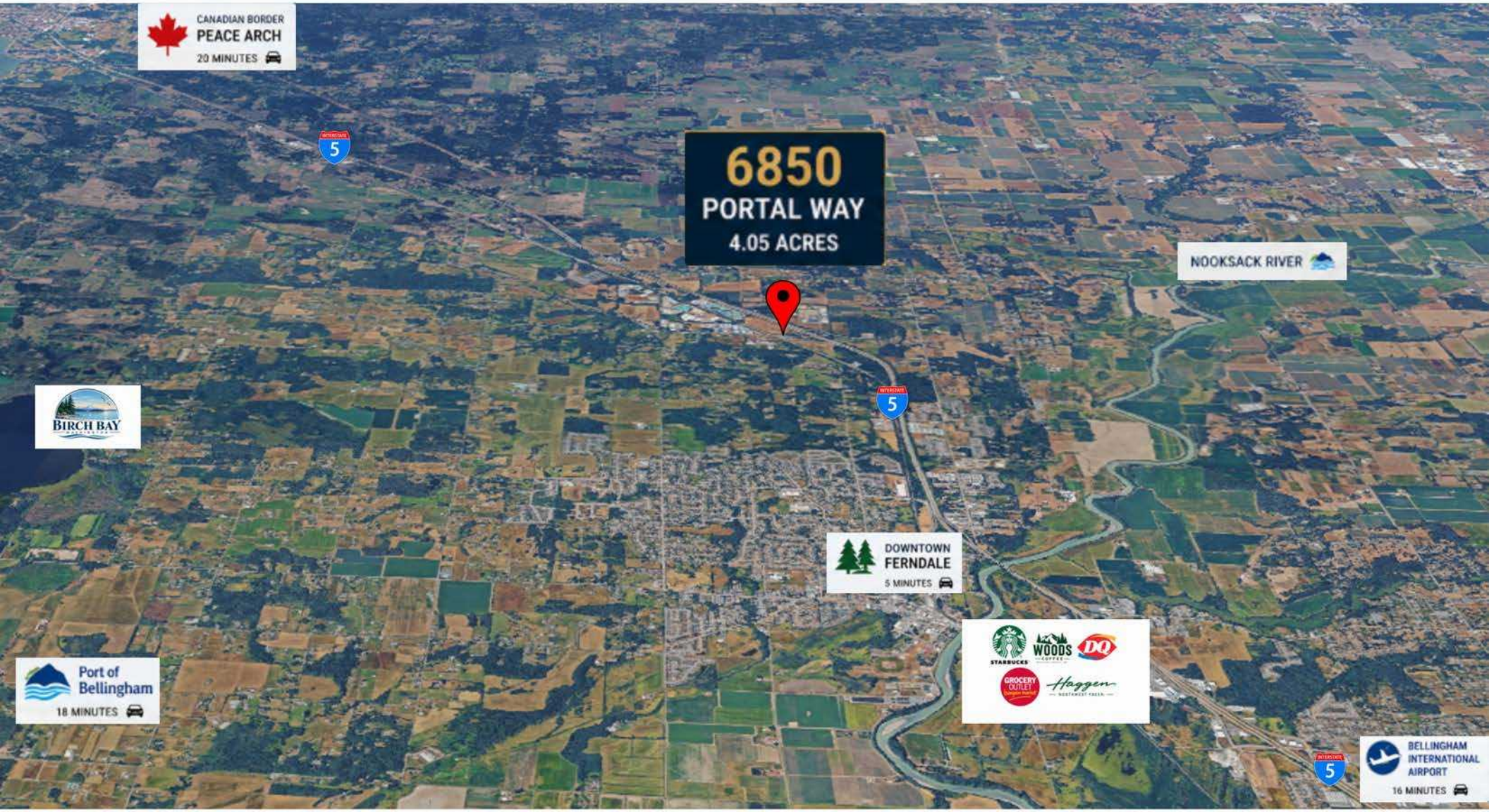
6850 PORTAL WAY

FERNDALE, WASHINGTON

4.05 ACRES
I-5 INTERCHANGE
DEVELOPMENT OPPORTUNITY

PRIME I-5 LOCATION
BETWEEN BELLINGHAM
& THE CANADIAN BORDER



EXIT 266
IMMEDIATE ACCESS

DOWNTOWN FERNDALE
5 MINUTES

BELLINGHAM
15 MINUTES

BELLINGHAM INTERNATIONAL AIRPORT
16 MINUTES

PORT OF BELLINGHAM
18 MINUTES

CANADIAN BORDER PEACE ARCH
20 MINUTES

4.05 ACRES
LEVEL & DRY SITE

ELECTRIC ON SITE
WATER AVAILABLE
SEWER NOT AVAILABLE

6850 PORTAL WAY | FERNDALE

FOR SALE: $450,000



MAJOR PRICE REDUCTION

Rare opportunity to acquire a level, dry, high-exposure development parcel near I-5 Exit 266 in Ferndale, strategically positioned between Bellingham and the Canadian border. Current RR zoning provides flexibility for a range of commercial uses, while ongoing City of Ferndale Comprehensive Plan and land use updates may create additional future development potential. With PUD water available and excellent freeway access, the property offers a compelling combination of current utility and long-term upside.





LOCATION & DEMOGRAPHICS

Windermere COMMERCIAL

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1695 Main St, Ferndale, WA 98248

CITY, STATE

Ferndale, WA

POPULATION

42,281

AVG. HH SIZE

2.51

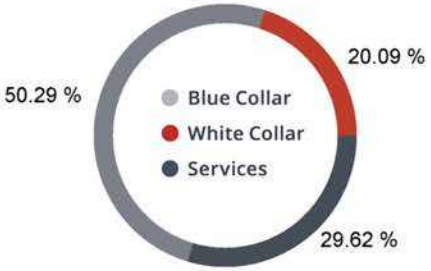
MEDIAN HH INCOME

$51,481

HOME OWNERSHIP



EMPLOYMENT



47.90 % Employed

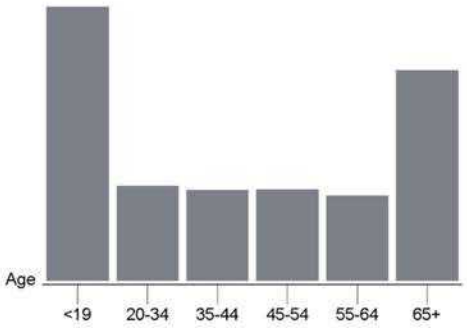
2.27 % Unemployed

EDUCATION

High School Grad:	30.86 %
Some College:	26.27 %
Associates:	7.11 %
Bachelors:	22.50 %

GENDER & AGE

49.13 % 50.87 %

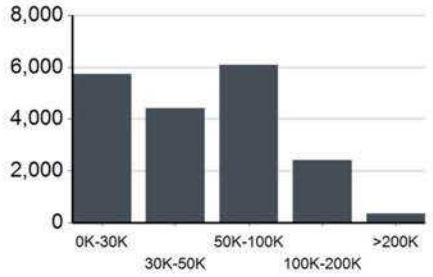


RACE & ETHNICITY

White:	75.51 %
Asian:	1.87 %
Native American:	1.18 %
Pacific Islanders:	0.06 %
African-American:	0.54 %
Hispanic:	11.85 %
Two or More Races:	8.99 %

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



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