# FOR SALE

## 4332 SUCIA DRIVE

## $650,000

- **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.



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# LOCATION & DEMOGRAPHICS

Windermere COMMERCIAL

## CITY, STATE

Ferndale,WA

## POPULATION

393

## AVG. HH SIZE

2.65

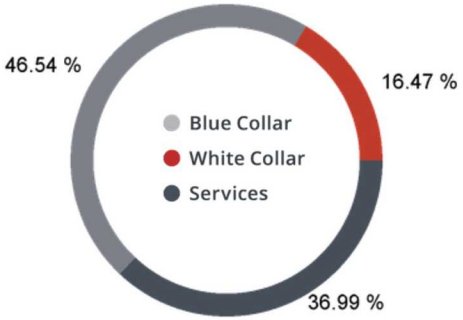
## MEDIANHHINCOME

$53,918

## HOMEOWNERSHIP




## EMPLOYMENT



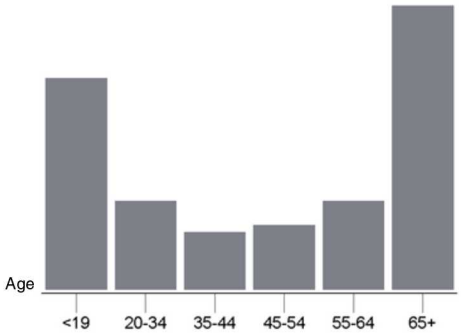

42.46 % 2.60 %

## EDUCATION

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

## GENDER&AGE

52.95 % 47.05 %

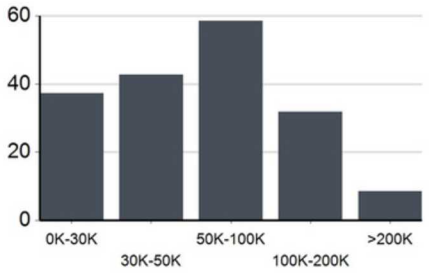



## RACE & ETHNICITY

| | |
|---|---|
| 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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