FOR SALE



6231 PORTAL WAY

- GENERAL BUSINESS-ZONED PROPERTY
- READY TO BUILD
- THREE PLANNED BUILDING SITES OFFERED

DAVE REHM

WINDERMERE REAL ESTATE/WHATCOM INC.

Daverehm@outlook.com I (360) 961-5513

www.wrecommercial.com



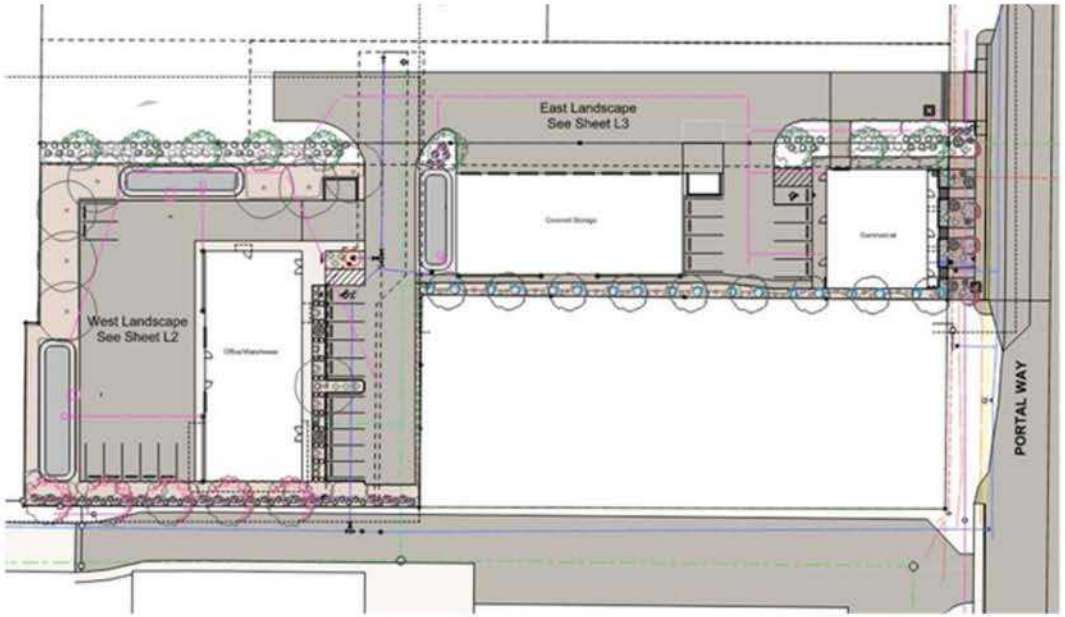
FOR SALE

6231 PORTAL WAY

$1,700,000

DAVE REHM









FOR SALE

6231 PORTAL WAY

$1,700,000



READY-TO-BUILD DEVELOPMENT OPPORTUNITY

Strategically positioned in Ferndale, this general business-zoned development site offers three planned building sites with stormwater, water, sewer, and electrical infrastructure in place, materially reducing development costs, timeline, and execution risk.

A Binding Site Plan is in process, providing the potential for separate ownership and disposition of each building. The site offers flexibility for development, sale, lease, or long-term investment, supporting multiple capital and exit strategies.

The combination of completed infrastructure, flexible zoning, and multiple development sites provides an efficient opportunity for developers, investors, and owner-users to advance directly toward vertical construction.

FEATURES INCLUDING:

- Ready-to-Build: Three planned building sites with site work substantially complete.
- Infrastructure in Place: Stormwater, water, sewer, and power installed.
- Flexible Zoning: General Business zoning supports diverse commercial uses.
- Flexible Ownership: Binding Site Plan in process for potential separate ownership.
- Multiple Business Strategies: Develop, sell, lease, or hold individual buildings.

DAVE REHM

FOR SALE
6231 PORTAL WAY

DAVE REHM
WINDERMERE REAL ESTATE/WHATCOM INC.
daverehm@outlook.com | (360) 961-5513
www.wrecommercial.com

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6231 Portal Way, Ferndale, WA 98248

CITY, STATE
Ferndale, WA

POPULATION
25,660

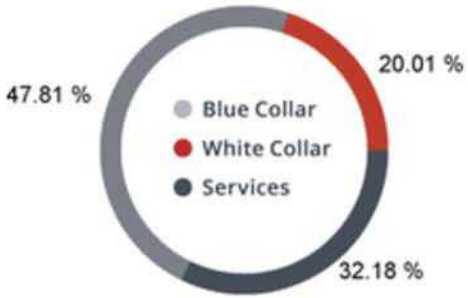
AVG. HH SIZE
2.53

MEDIAN HH INCOME
$52,494

HOME OWNERSHIP



EMPLOYMENT



46.23 % Employed

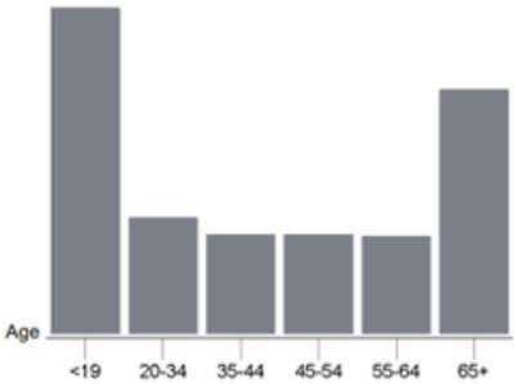
2.36 % Unemployed

EDUCATION

High School Grad:	32.28 %
Some College:	26.45 %
Associates:	6.62 %
Bachelors:	21.22 %

GENDER & AGE

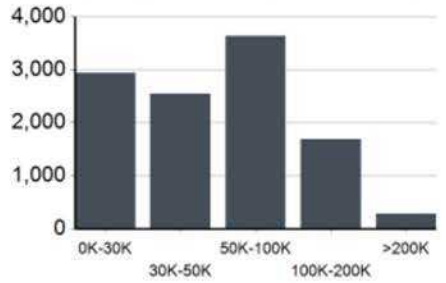
49.55 % **50.45 %**



RACE & ETHNICITY

White:	74.12 %
Asian:	0.87 %
Native American:	0.97 %
Pacific Islanders:	0.03 %
African-American:	0.31 %
Hispanic:	13.89 %
Two or More Races:	9.81 %

INCOME BY HOUSEHOLD



HH SPENDING

