

# HIGHLY VISIBLE STAND-ALONE BUILDING

1990 Main St, Ferndale WA 98248



**FOR SALE**  
**\$840,000**

- 13,068 (0.30 AC.) TOTAL LAND SF (2 SEPARATE PARCELS)
- EXCELLENT MAIN ST LOCATION
- 5,656 SF BUILDING (SHELL CONDITION)
- NFA RECEIVED FROM DEPT. OF ECO. (Property specific)



FOR MORE INFORMATION PLEASE CONTACT:

GREG MARTINEAU  
(360) 820 - 4645  
GREG@GAGECRE.COM

TRACY CARPENTER  
(360) 303 - 2608  
TRACY@GAGECRE.COM

## PROPERTY DESCRIPTION

Situated centrally in Whatcom County, 1990 Main St offers an incredibly visible stand-alone building, ready for its next phase of life. Crossing over the landmark "Metallica" bridge in Ferndale, this property is impossible to miss from Main St.

Property is level, and fully paved. Building is 5,656 SF, in shell condition. Utilities are not brought to building but are available at street. Building is mix of retail & warehouse/ shop (10 ft roll-up door in rear). Recently paved front of lot. Ample parking with onsite parking, plus additional street parking off Main & 1<sup>st</sup> St. Property has property-specific NFA from Department of Ecology – call Broker for more details.

Zoning: City of Ferndale City Center Zone (CC)

<https://www.codepublishing.com/WA/Ferndale/html/Ferndale18/Ferndale1846.html#18.46>



## PROPERTY OVERVIEW

**Address:** 1990 Main St, Ferndale, WA 98248

**APN:** 390229158491 & 390229161486

**Total Building SF:** 5,656

**Site Area:** .30 Acres (13,068 SF)

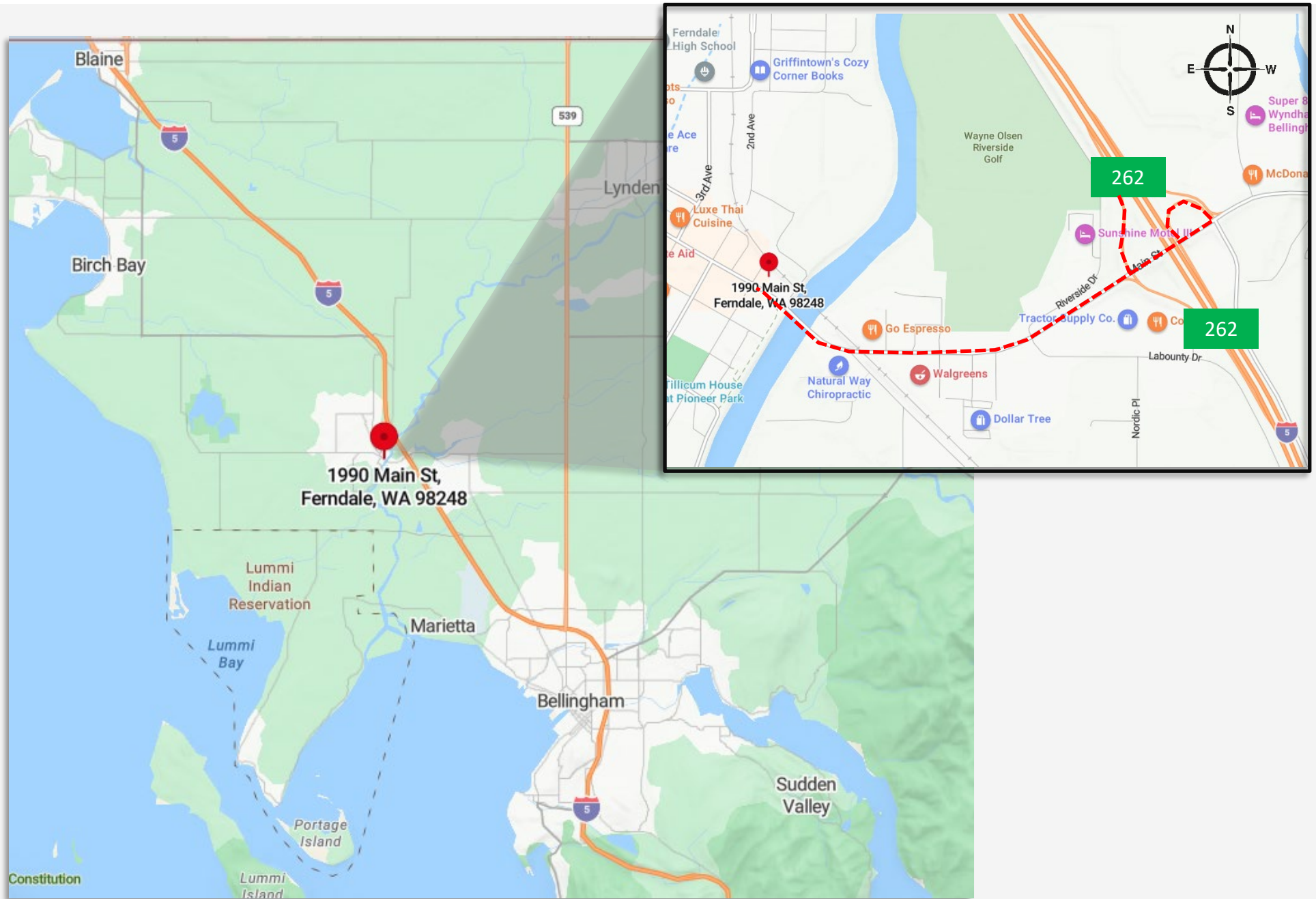
**Year Built:** 1984

**Market:** Ferndale

# PROPERTY AERIAL



# MAP



# TRAFFIC COUNTS





**PROPERTY PHOTOS**

---

# AERIAL PHOTOS



# EXTERIOR PHOTOS





# INTERIOR PHOTOS



# NEARBY AMENITIES



# MARKET OVERVIEW

## FERNDALE - HISTORY & CURRENT

Located in the northwest corner of Washington State near the Nooksack River, Ferndale was officially incorporated on March 19, 1907. Once called Jam because of its location next to a logjam on the river, the City was renamed Ferndale by the school teacher who admired ferns that once grew around the original school house.

Today, Ferndale is a vibrant community of 14,354 people (April 1, 2019 Washington State Office of Financial Management population estimate), located on the Interstate 5 corridor, approximately 6 miles north of Bellingham and 13 miles south of the Canadian Border. There are many nearby attractions including Mount Baker, the San Juan Islands, numerous lakes, and the Nooksack River. Ferndale also enjoys a close proximity to Vancouver, British Columbia.

## What's in My Community?

Places that make your life richer and community better

1990 Main St, Ferndale, Washington, 98248

5 miles



# MARKET OVERVIEW

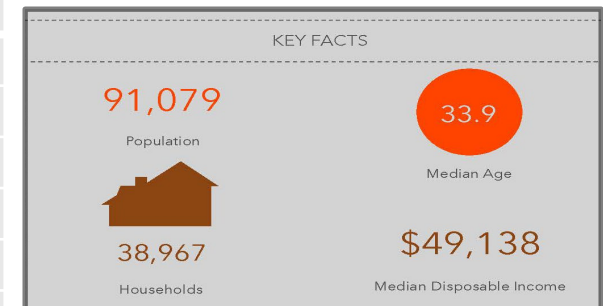
## Ferndale Population Facts (5 Mile Radius)

<b>33,396</b>	<b>12,249</b>	<b>2.71</b>	<b>40.3</b>	<b>\$84,602</b>	<b>\$549,089</b>	<b>115</b>	<b>63</b>	<b>58</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## Whatcom County Top Employers



Summary	Census 2010	2021	2026
Population	79,674	91,079	97,413
Households	33,931	38,967	41,796
Families	16,036	18,077	19,319
Average Household Size	2.20	2.20	2.20
Owner Occupied Housing Units	15,746	19,071	20,688
Renter Occupied Housing Units	18,185	19,895	21,108
Median Age	31.5	33.9	35.1



Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.35 %	1.28 %	0.71 %
Households	1.41 %	1.29 %	0.71 %
Families	1.34 %	1.23 %	0.64 %
Owner HHs	1.64 %	1.52 %	0.91 %
Median Household Income	2.38 %	2.52 %	2.41 %



FOR MORE INFORMATION

PLEASE CONTACT:

TRACY CARPENTER

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM

GREG MARTINEAU, CCIM

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM