

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

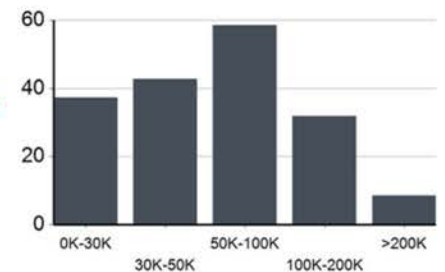
Built in 2022, this modern commercial facility currently serves as the Sandy Point Fire Station and presents a unique opportunity for future owner-users or investors. Occupancy will be available upon completion of the new fire station, anticipated in Winter 2027. The building features spacious apparatus 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.



LOCATION & DEMOGRAPHICS

MOODY'S

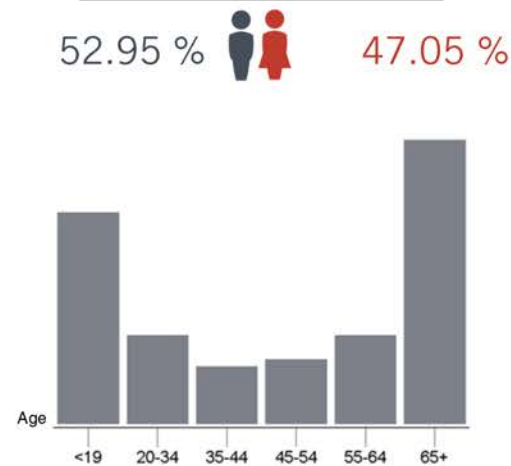
INCOME BY HOUSEHOLD



HH SPENDING



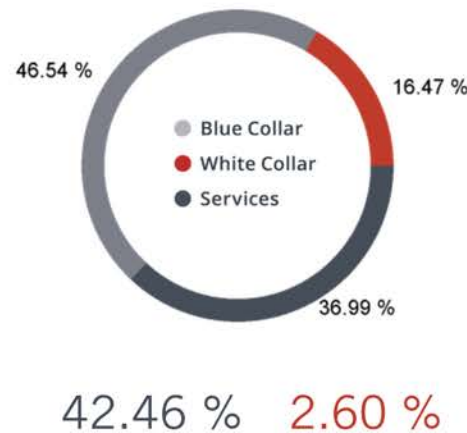
GENDER & AGE



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 %

EMPLOYMENT



EDUCATION

High School Grad:	29.91 %
Some College:	27.62 %
Associates:	7.55 %
Bachelors:	23.97 %

CITY, STATE

Ferndale, WA

POPULATION

393

AVG. HH SIZE

2.65

MEDIAN HH INCOME

\$53,918

HOME OWNERSHIP

Renters: 17

Owners: 143

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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