



**PUBLISHED RESERVE:** \$475,000

**LAST ASKING:** \$638,000

**SIZE:** Phase II Building 3 Units  
Site Size: 5.48± Acres

**ZONING:** Mixed Use Commercial

**PROPERTY INSPECTION:** By Appointment Only

**FINANCING:** None – All Cash

**DESCRIPTION:** DESCRIPTION: This Crown Court commercial condominium development project is located at the north end of the City of Ferndale, with excellent access to I-5. The Portal Way interchange off I-5 is located less than 1.4 miles south of the property. The project is planned for seven condominium office buildings to be built. Phase I and Phase II, each a 4,708± square foot, 4 unit building, have been completed. All four units in the "A" building have been sold and are not part of the sale. Phase II (6046 Portal Way) contains three vacant units (Units 202, 203 and 204). The property to be conveyed to the successful bidder will be Units 202, 203 and 204 in the Phase II Building (6046 Portal Way). Each unit is 1,117± square feet. In addition, the undeveloped land approved for the five additional buildings and/or up to 20 individual units is included in the sale. Please see Supplemental Information Package.

The property has excellent access from Portal Way and has parking allowances of 3.2 spaces per 1,000 square feet of total building area. The site is serviced by all public utilities.

**LOCATION:** 6046 Portal Way, Ferndale, Washington. See Supplemental Information Package for APN Numbers.

**SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014**