

1720 LABOUNTY DRIVE

FERNDALE, WA 98248



- Offers ethanol-free premium, premium diesel, and premium unleaded fuel, along with an RV dump station and a Farm & Home Store—all supported by ample on-site parking.
- Strategically positioned on LaBounty Drive in Ferndale, WA—just one minute from I-5 (Exit 262)—the site offers excellent highway visibility and convenient regional access via SR-539.
- The site is only 16 minutes from the Peace Arch Border Crossing. This proximity drives steady cross-border traffic, generating consistent demand from commuters and travelers for fuel, food, and convenience services.

PROPERTY OVERVIEW



PROPERTY ADDRESS

1720 LaBounty Drive,
Ferndale, WA 98248



PARCEL NUMBERS

3902295384440000/98648
3902295254510000/98646



GROSS BUILDING AREA

11,040 SF



PARCEL SIZE

64,478 SF



DESCRIPTION OF EXISTING BUSINESS

- Propane Filling on Site - NAP - Seller open to leaseback post closing
 - Pay-at-Pump
 - Kerosene
 - Diesel: Yes, Premium Diesel and Ethanol-free Premium
 - RV Dump Station: Available On-Site
- The Farm & Home Store Hours:
Monday-Saturday: 8:00am - 6:00pm
Sunday: 10:00am - 5:00pm
- 24-Hour Fuel
 - No espresso currently, but could be a potential additional revenue source with larger lot footprint



ASKING PRICE

\$3,600,000



AVERAGE C-STORE SALES/MONTH

\$162,242



STORE MARGIN

34.21%



ANNUAL GROSS PROFIT (2024)

\$882,143



FUEL MARGIN

20.29%



GROSS PROFIT PER GALLON

\$0.86



AVG GASOLINE VOLUME/MONTH

25,266 Gallons/Month

PROPERTY PHOTOS



AERIAL

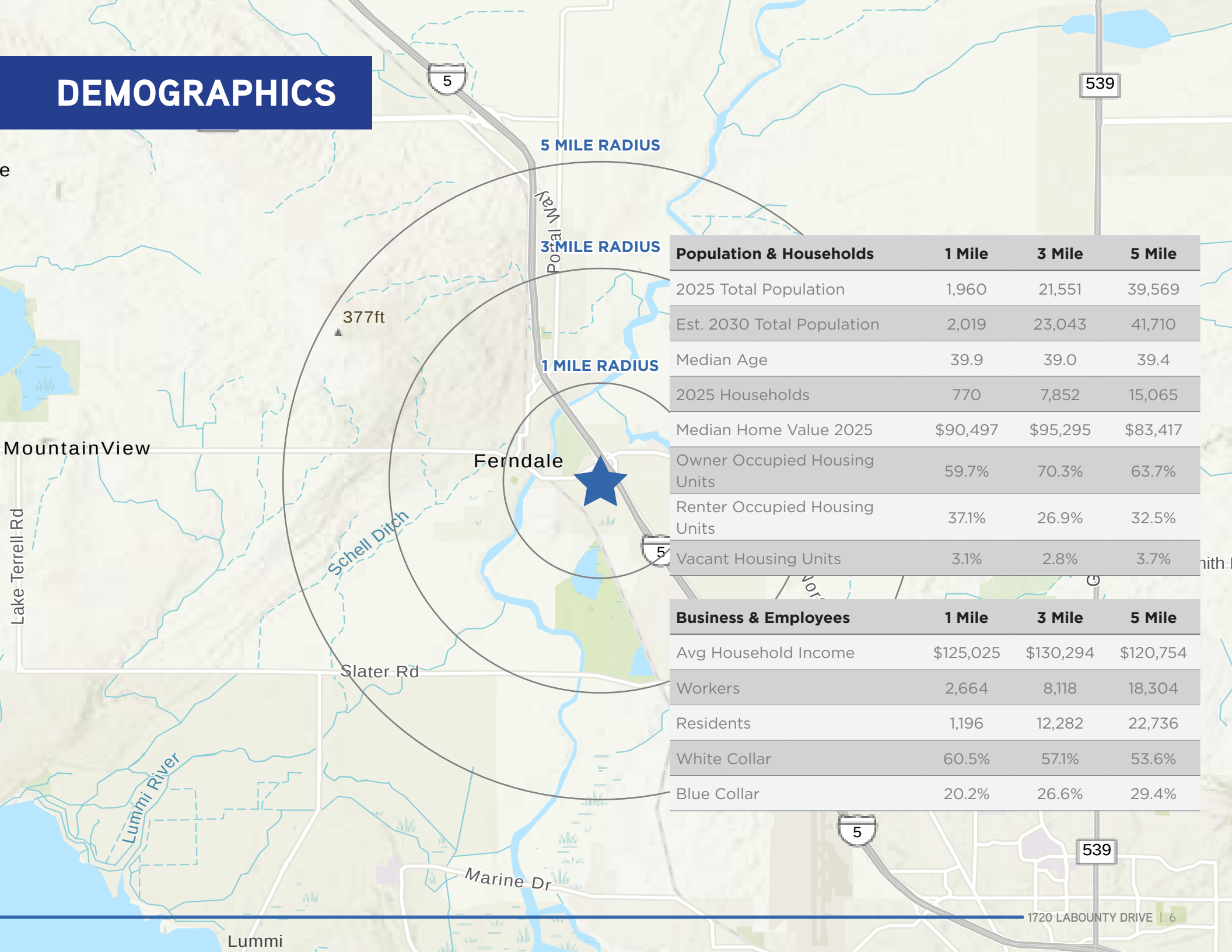
**1720 LABOUNTY DRIVE
PARCEL #:
3902295384440000/98648
PARCEL SIZE: 44,876 SF**

**1720 LABOUNTY DRIVE
PARCEL #:
3902295254510000/98646
PARCEL SIZE: 19,602 SF**

LOCATION OVERVIEW

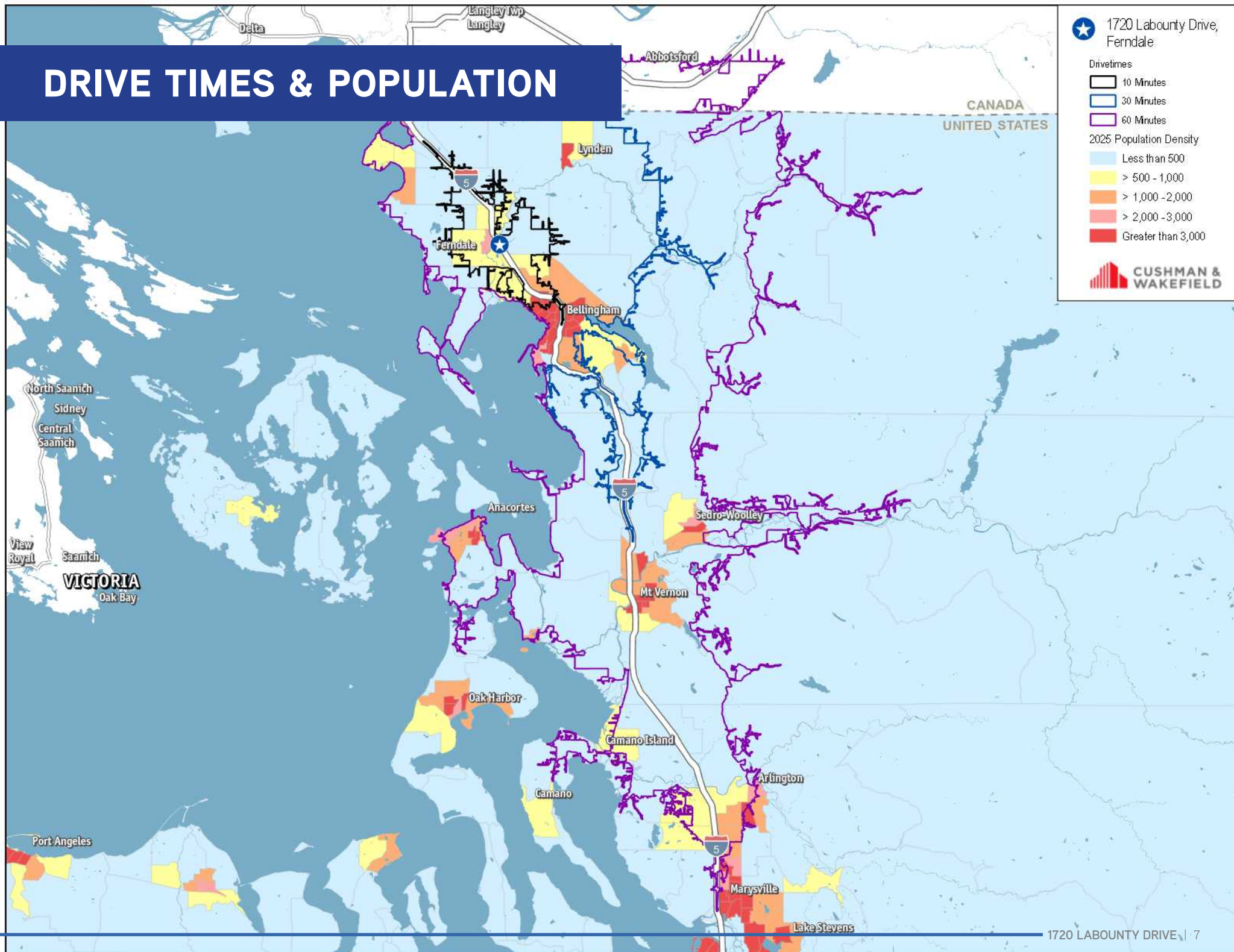


DEMOGRAPHICS

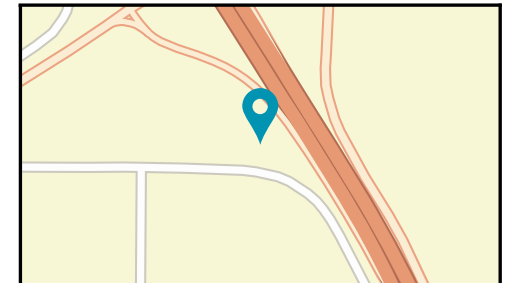


Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	1,960	21,551	39,569
Est. 2030 Total Population	2,019	23,043	41,710
Median Age	39.9	39.0	39.4
2025 Households	770	7,852	15,065
Median Home Value 2025	\$90,497	\$95,295	\$83,417
Owner Occupied Housing Units	59.7%	70.3%	63.7%
Renter Occupied Housing Units	37.1%	26.9%	32.5%
Vacant Housing Units	3.1%	2.8%	3.7%
Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$125,025	\$130,294	\$120,754
Workers	2,664	8,118	18,304
Residents	1,196	12,282	22,736
White Collar	60.5%	57.1%	53.6%
Blue Collar	20.2%	26.6%	29.4%

DRIVE TIMES & POPULATION

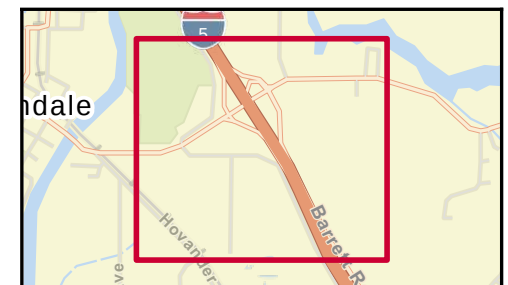


TRAFFIC COUNTS



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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