

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



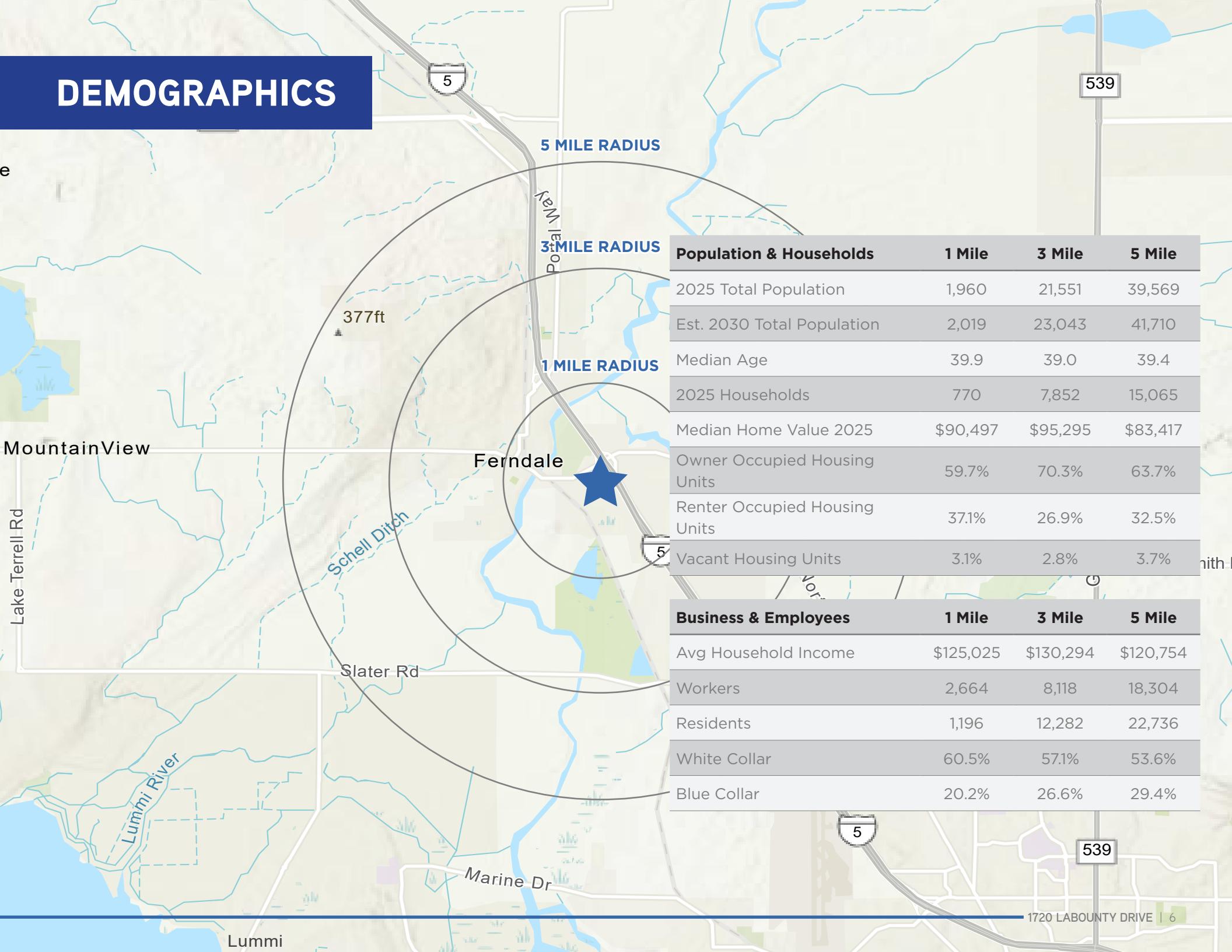
AERIAL



LOCATION OVERVIEW



DEMOGRAPHICS



1720 Labounty Drive,
Ferndale

Drivetimes

10 Minutes

30 Minutes

60 Minutes

2025 Population Density

Less than 500

> 500 - 1,000

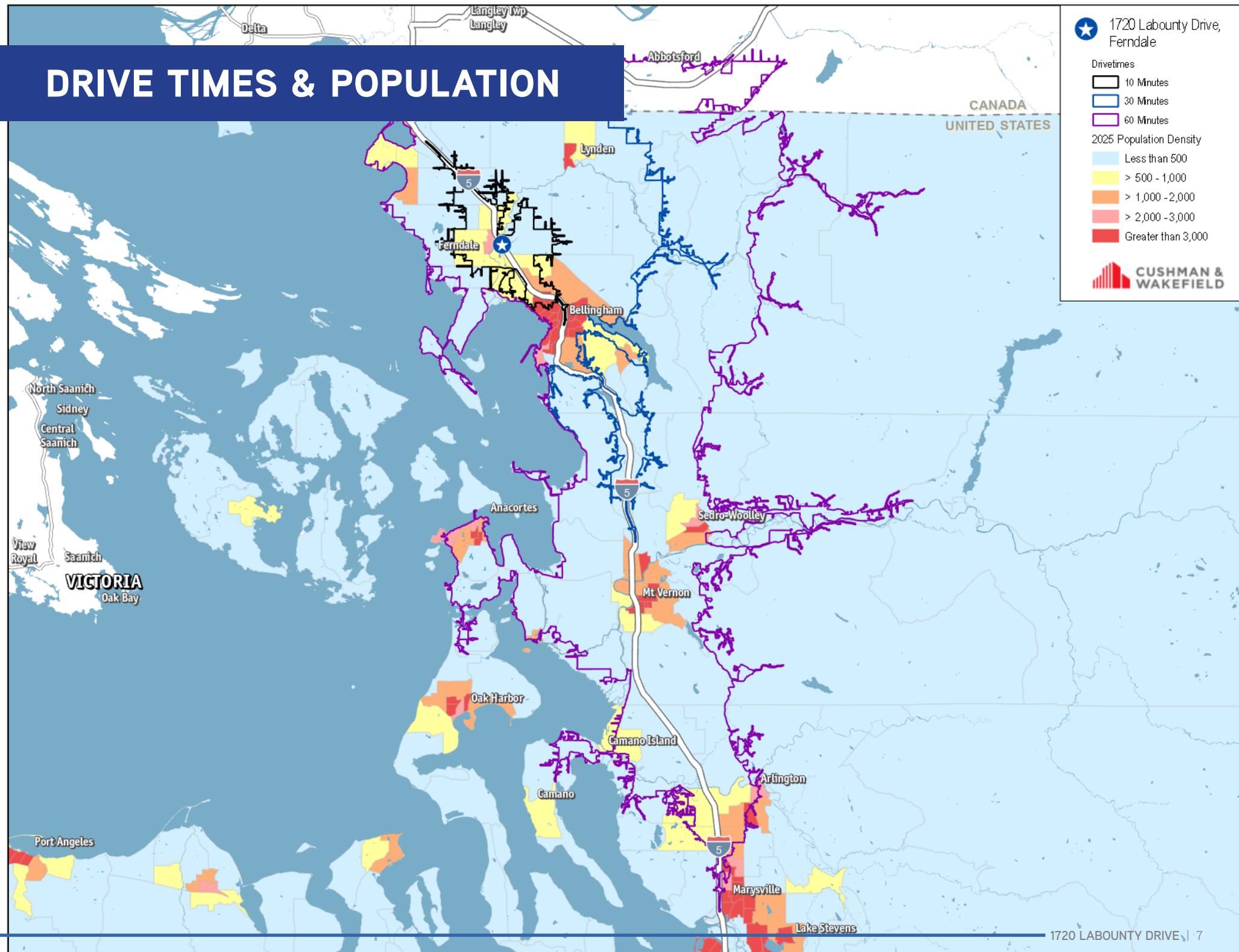
> 1,000 - 2,000

> 2,000 - 3,000

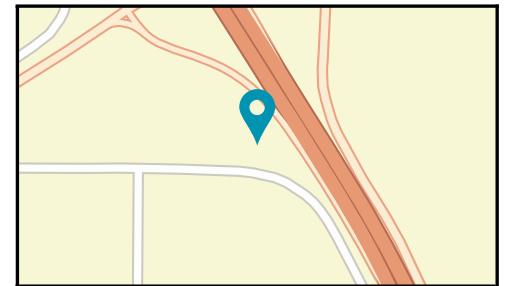
Greater than 3,000

CUSHMAN &
WAKEFIELD

DRIVE TIMES & POPULATION

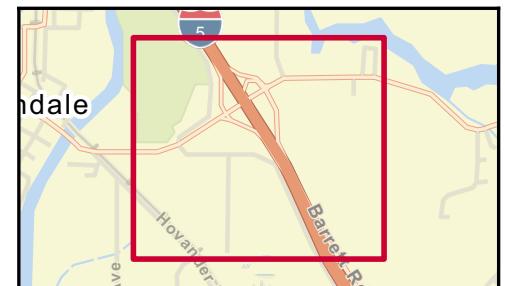


TRAFFIC COUNTS



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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