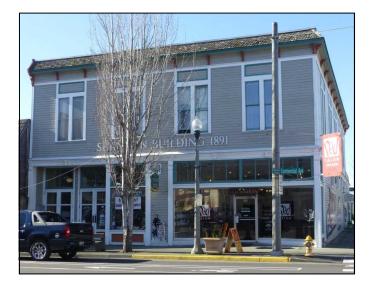
## 606 COMMERCIAL AVE ANACORTES, WA

# FOR LEASE

- Second Floor office spaces: Ste C 700 +/- sf \$1,500 per mo (avail 2/1/2025) Ste E 140 +/- sf \$530 per mo Int Ste 170 +/- sf \$500 per mo (avail 1/1/2025)
- Full service/all-inclusive lease except internet and phone
- Located in historic downtown Anacortes
- Shared restroom
- Zoned CBD: Central Business District





Jarrod Ball, CCIM Learned Commercial, Inc. 108 Gilkey Road, Burlington, WA 98233 360.757.3888 jb@learnedcommercial.com

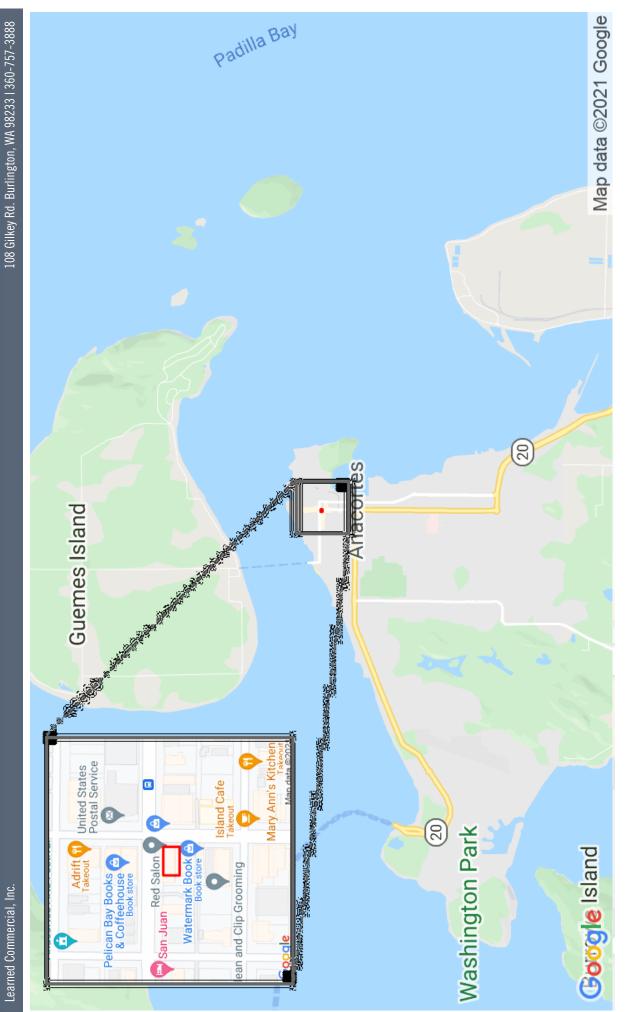


Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.







expenses. Consult your attorney, accountant, or other professional advisor

ssed 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

jb@learnedcommercial.com 360-855-8875

Jarrod Ball

B

This information supplied herein is from sources we deem reliable

Stratylist Research

### Shannon & Beatty

Learned Commercial, Inc.

#### 108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



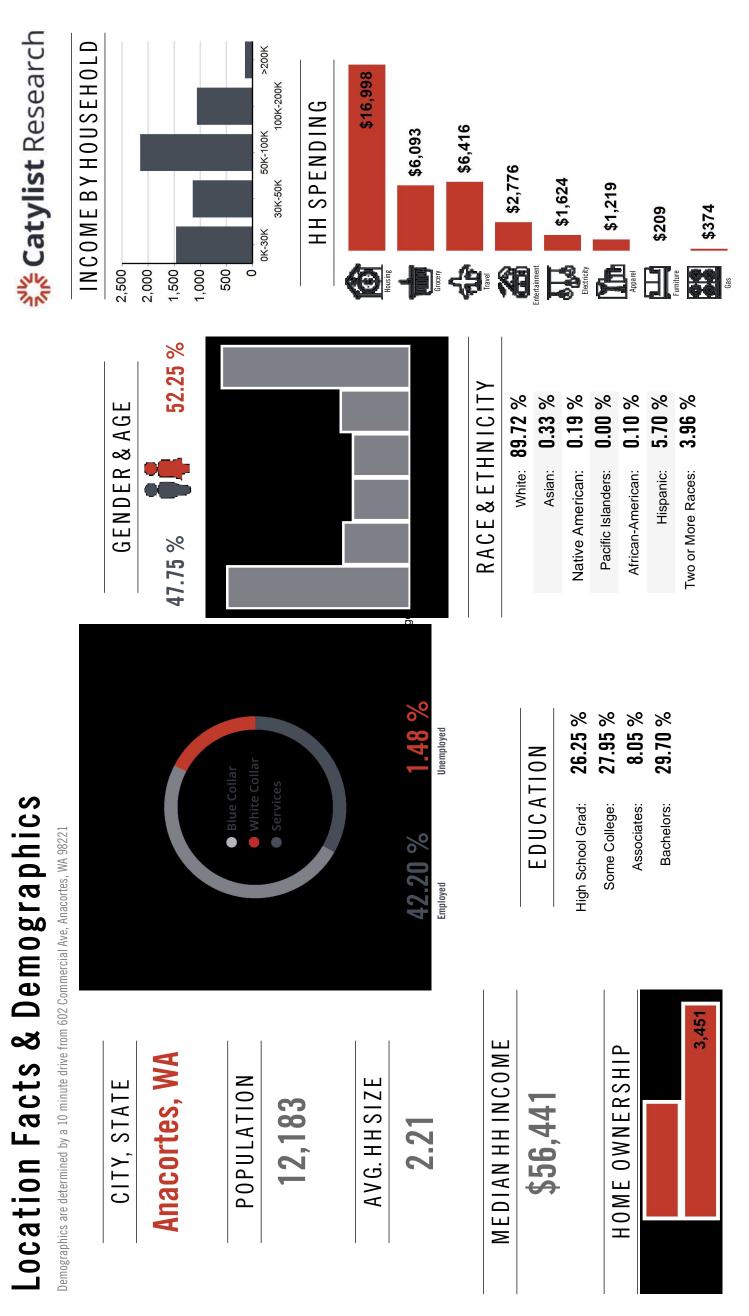
### Shannon & Beatty

602 Commercial Ave Anacortes, WA 98221





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 prof. advisor.

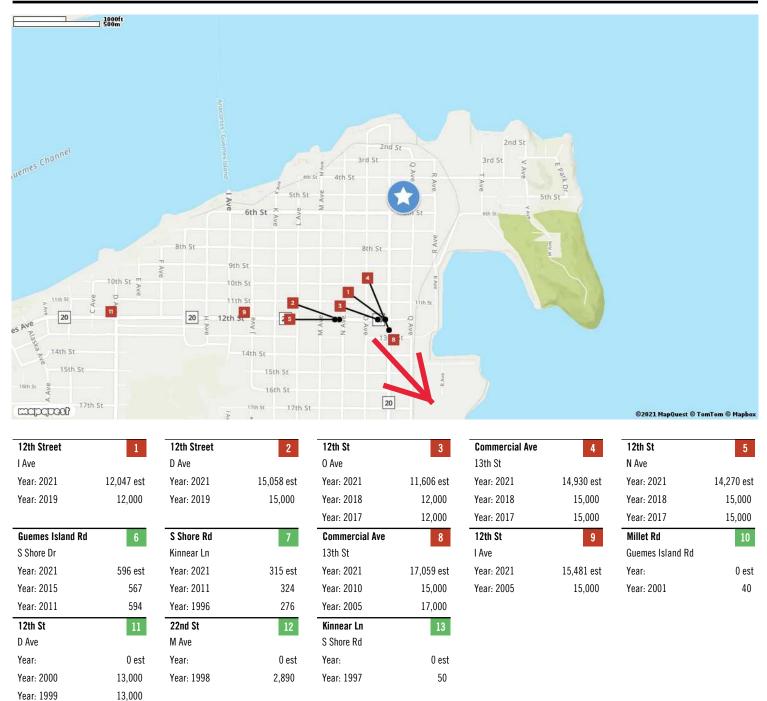


his information supplied here in sin an expresentation, warranty or guarantee, expressed or inplied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters demend to a talements frincementation, warranty or guarantee, expressed or inplied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters demend to be atterned as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters demend to a talements frince appressed or inplied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters demend to be atterned as iteratives.

### Shannon & Beatty

Learned Commercial, Inc.

### **Traffic Counts**





**Catylist** Research

#### 19.40.040 Mixed-use zones established.

#### A. Central Business District (CBD).

1. This designation applies to the existing downtown commercial district in Anacortes. The purpose of this zone is to reinforce downtown as the center of commercial, civic, and cultural activities within the city. The CBD zone is expected to accommodate new development while reinforcing and enhancing its historic pedestrian-friendly character and scale.

2. Use of this zone is appropriate for areas designated central business district in the comprehensive plan.

#### B. Commercial (C).

1. This designation provides for a wide variety of general-service and retail commercial uses, and mixed uses serving local and regional residents and the traveling public.

2. Use of this zone is appropriate for areas designated commercial in the comprehensive plan.

C. Marine Mixed-Use (MMU).

1. This designation provides for a special mix of commercial, cultural, recreational, and residential uses in a high-amenity area along the waterfront or with special waterfront relationship. The design of uses is intended to emphasize the unique marine setting by providing marine access and views from public spaces and establishing/maintaining a pedestrian-friendly character.

2. Use of this zone is appropriate for areas designated marine mixed-use in the comprehensive plan.

D. Commercial Marine (CM).

1. This designation is established in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes and provides for marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways and the tourism trade is of primary importance.

2. Use of this zone is appropriate for areas designated commercial marine in the comprehensive plan.

E. Commercial Marine 2 (CM2).

1. This designation is established in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes and provides for marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways is of primary importance. This designation provides for a mix of commercial and industrial uses.

2. Use of this zone is appropriate for areas designated commercial marine in the comprehensive plan.

F. Public Use (P).

1. This designation is to allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses.

2. Use of this zone is appropriate for any designation within the city, provided the site is appropriately located to accommodate common public uses. (Ord. 3040 § 2 (Att. A), 2019)

## The Anacortes Municipal Code is current through Ordinance 3092, and legislation passed through July 26, 2021.

Disclaimer: The city attorney's office has the official version of the Anacortes Municipal Code. Users should contact the city attorney's office for ordinances passed subsequent to the ordinance cited here.

**Note:** This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

<u>City Website: www.cityofanacortes.org</u> City Telephone: (360) 293-1900 <u>Code Publishing Company</u>