

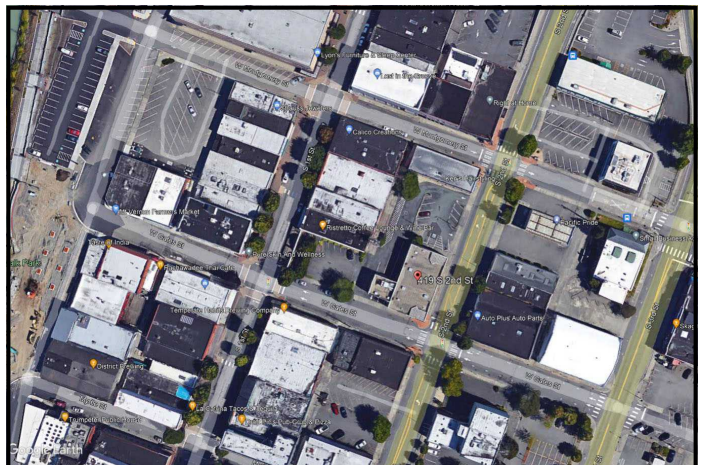
# 419 S 2ND STREET MOUNT VERNON, WA

FOR SALE

- 4,316 +/- sf building
- Located in downtown Mount Vernon with high foot traffic
- Former US Bank location, drive-thru window
- Zoned C-1a: Downtown Districts
- \$975,000



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




**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*

**CONRARDY  
DESIGN  
GROUP, INC.**



architecture • planning • cm  
• 6077 Central Ave.  
Alcoa, TN 38221

Phone: 349.283.9747  
Email: [adn@conrardydesign.com](mailto:adn@conrardydesign.com)

11944

REGISTERED  
ARCHITECT

*Daniel M. Conrady*

DANIEL M. CONRADY  
STATE OF WASHINGTON  
exp. 7/31/25

Seal

NCARB FILE NO: 39618

Secti

PROJECT TITLE/OWNER: U.S. Bank Building  
PARCEL NO. 52051  
COMMERCIAL DEVELOPMENT  
419 2ND STREET  
MOUNT VERNON, WA.  
CONTACT: Ellwood Holdings, LC, Tom Felt (801) 513-8133

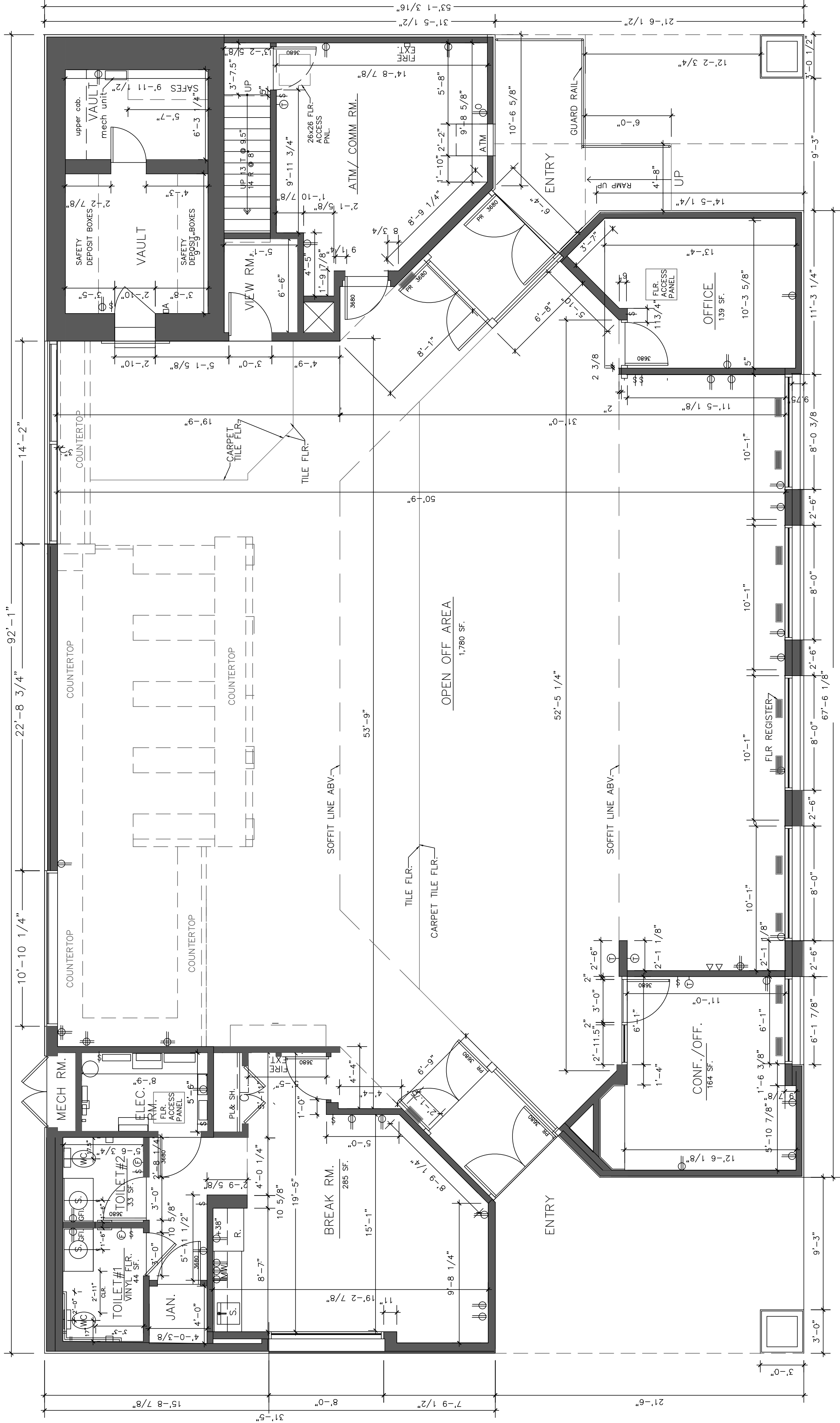
[illegible]

Drawn	DC
Checked	DC
Project #	22-4
Plot Date	4-12-2022

Scale: 1/4"=1'-0"

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FIRST  
FLOOR  
PLAN



[illegible]

Drawn	DC
Checked	DC
Project #	22-4
Plot Date	4-12-2022

Scale:

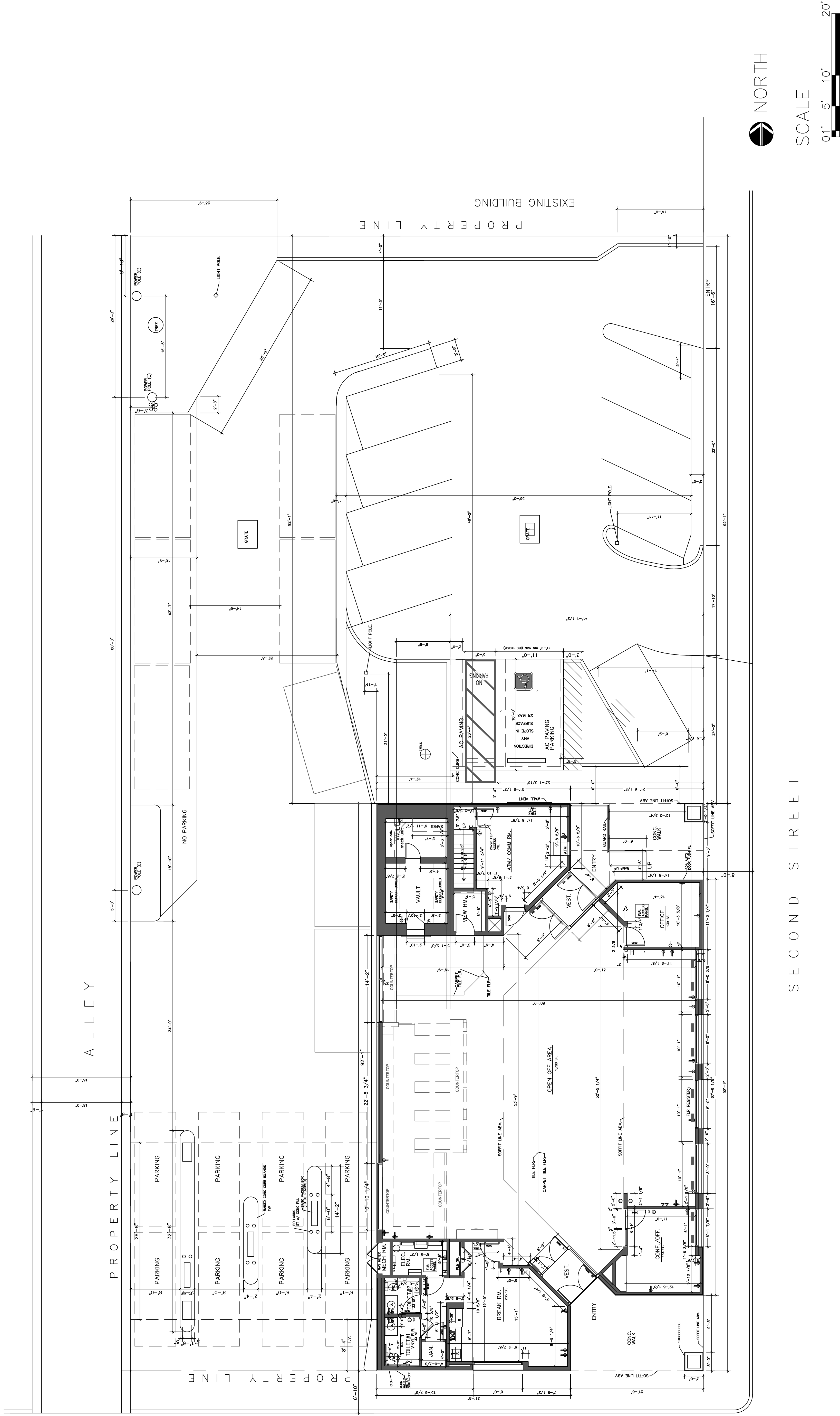
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# SITE PLAN A 1.0

Sheet Title

Project Number 22-4

Sheet Number of

 NORTH

SCALE

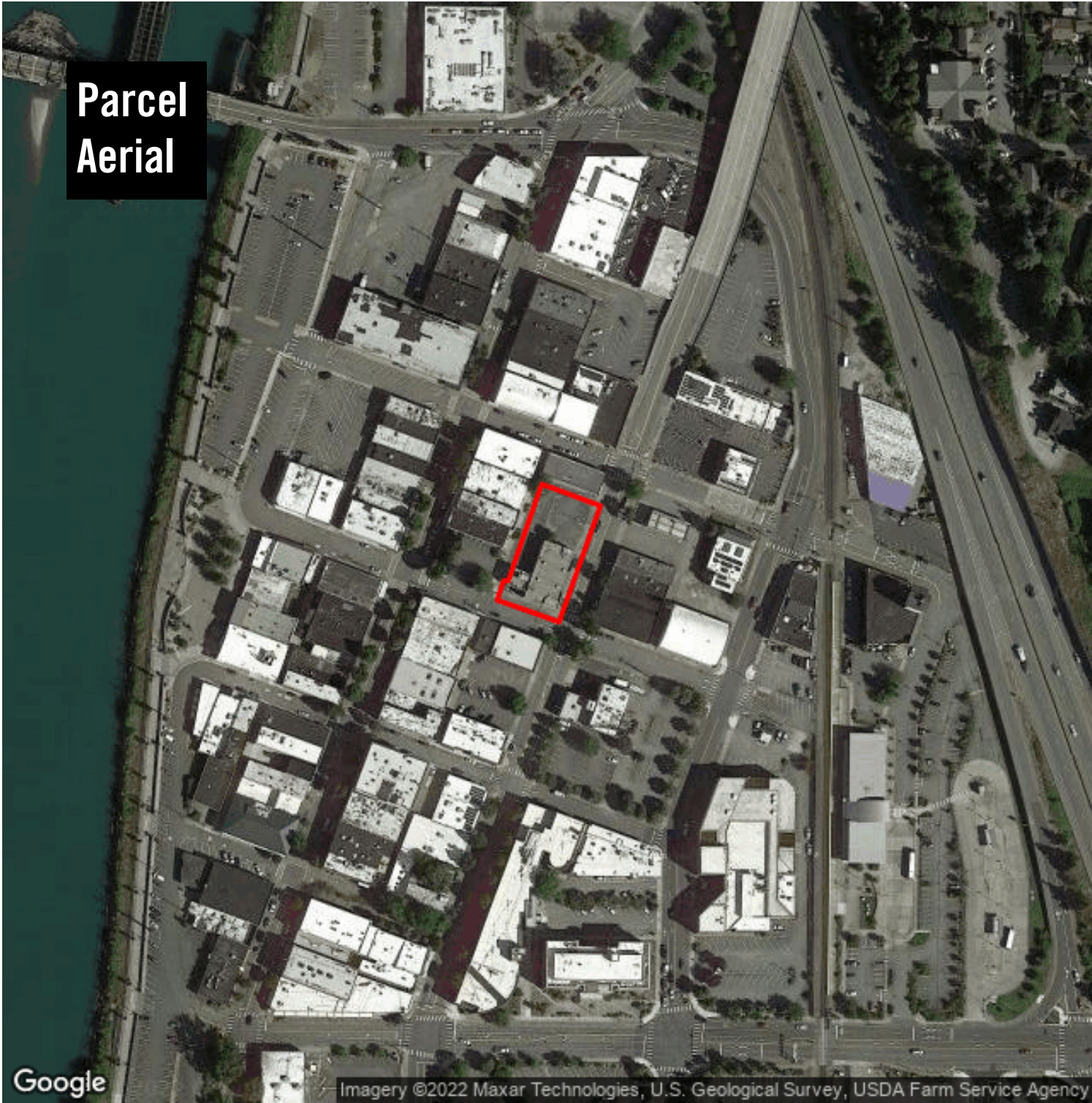




# US Bank - Mt. Vernon

Learned Commercial, Inc.

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



# US Bank - Mt. Vernon

419 S 2nd St  
Mount Vernon, WA 98273



Jarrod Ball  
jb@learnedcommercial.com  
360-855-8875



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 419 S 2nd St, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

40,108

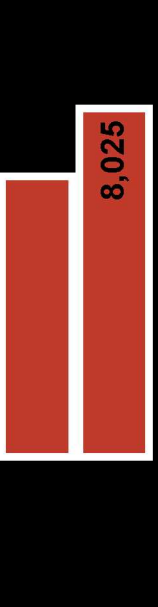
AVG. HH SIZE

2.67

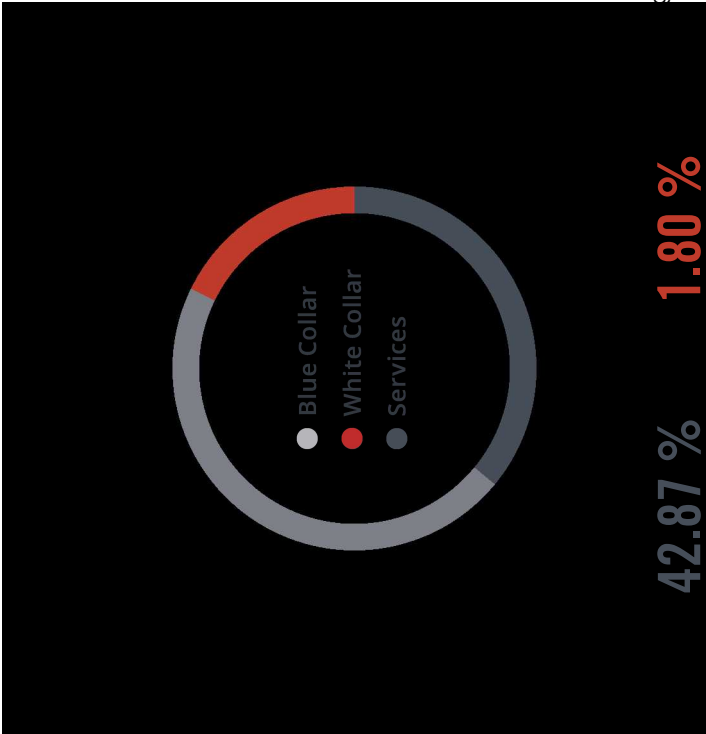
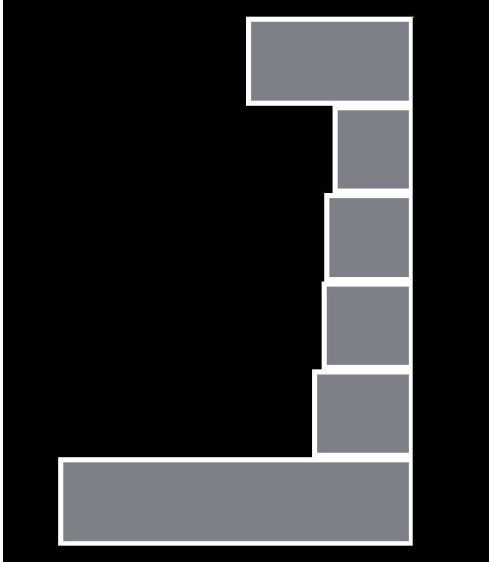
MEDIAN HH INCOME

\$51,924

HOME OWNERSHIP



GENDER & AGE



EDUCATION

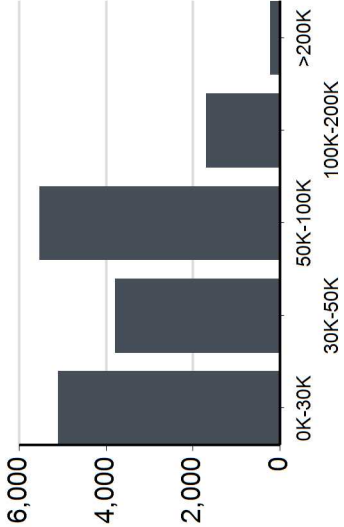
High School Grad:	22.81 %
Some College:	29.77 %
Associates:	7.79 %
Bachelors:	20.66 %

RACE & ETHNICITY

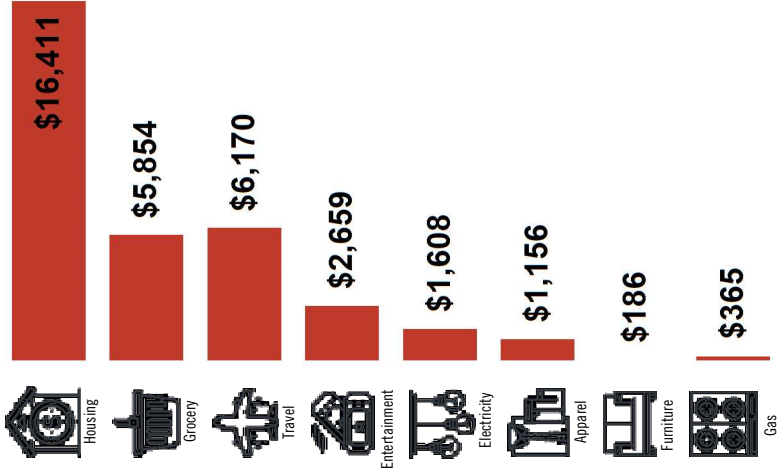
White:	55.35 %
Asian:	0.65 %
Native American:	0.67 %
Pacific Islanders:	0.02 %
African-American:	0.29 %
Hispanic:	27.00 %
Two or More Races:	16.03 %



INCOME BY HOUSEHOLD



HH SPENDING



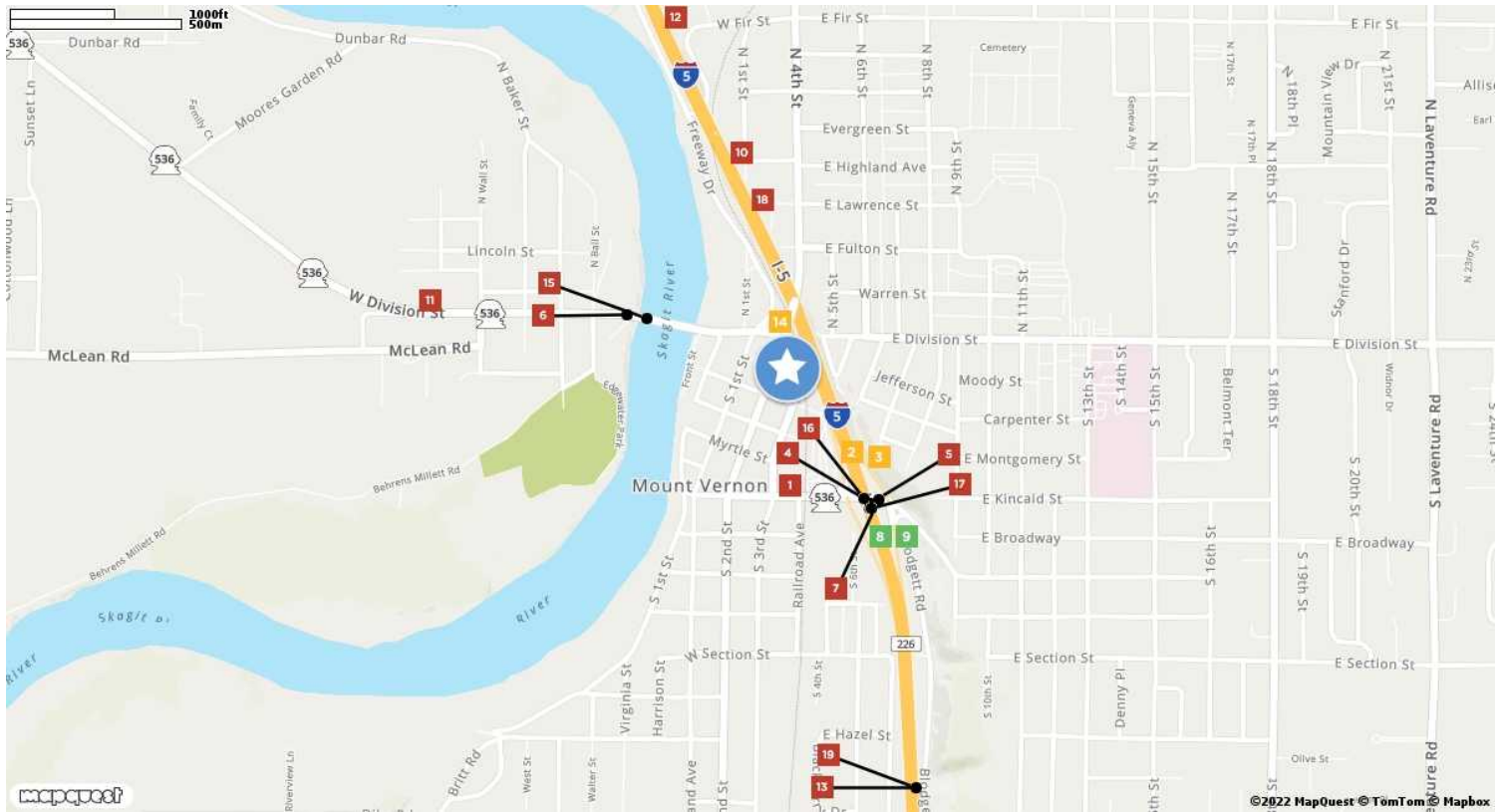


# US Bank - Mt. Vernon

Learned Commercial, Inc.

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

## Traffic Counts



<b>West Kincaid Street</b> <b>1</b> S 4th St Year: 2021 15,085 est Year: 2019 15,000 Year: 2018 15,000	<b>E Kincaid St</b> <b>2</b> Year: 2021 6,921 est Year: 2019 6,900 Year: 2018 6,800	<b>S 3rd St</b> <b>3</b> Year: 2021 7,615 est Year: 2019 7,600 Year: 2018 7,600	<b>East Kincaid Street</b> <b>4</b> I- 5 Year: 2021 14,890 est Year: 2019 14,000 Year: 2015 14,000	<b>Cameron Way</b> <b>5</b> Year: 2021 66,420 est Year: 2019 61,000 Year: 2007 67,628
<b>West Division Street</b> <b>6</b> Curtis St Year: 2021 16,504 est Year: 2019 19,000 Year: 2018 13,000	<b>Broad Street</b> <b>7</b> I- 5 Year: 2021 14,066 est Year: 2019 14,000 Year: 2018 14,000	<b>Union St</b> <b>8</b> Year: 2021 4,410 est Year: 2019 4,200 Year: 2018 4,200	<b>Broad St</b> <b>9</b> Year: 2021 4,450 est Year: 2019 4,200 Year: 2018 4,200	<b>Anderson Rd</b> <b>10</b> Year: 2021 67,945 est Year: 2019 76,000 Year: 2017 62,000
<b>West Division Street</b> <b>11</b> S Barker St Year: 2021 17,411 est Year: 2019 13,000 Year: 2010 23,000	<b>I- 5</b> <b>12</b> Year: 2021 77,605 est Year: 2019 76,000 Year: 2018 76,000	<b>E College Way</b> <b>13</b> Year: 2021 74,117 est Year: 2019 70,000 Year: 2018 76,000	<b>West Division Street</b> <b>14</b> FwyDr Year: 2021 9,656 est Year: 2018 9,600	<b>W Division St</b> <b>15</b> Division Year: 2021 20,236 est Year: 2018 19,000 Year: 2017 20,000
<b>East Kincaid Street</b> <b>16</b> I- 5 Year: 2021 14,082 est Year: 2018 14,000	<b>I- 5</b> <b>17</b> Broad St Year: 2021 60,469 est Year: 2018 61,000 Year: 2017 60,000	<b>I- 5</b> <b>18</b> N 4th St Year: 2021 75,795 est Year: 2018 76,000 Year: 2017 74,000	<b>S 7th St</b> <b>19</b> E Hazel St Year: 2021 71,834 est Year: 2018 70,000	<b>E Blackburn Rd</b> <b>20</b> I- 5 Year: 2021 71,834 est Year: 2018 70,000



**Jarrod Ball**  
jb@learnedcommercial.com  
360-855-8875



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**AFTER RECORDING MAIL TO:**

Name U.S. Bank National Association  
Attn: Allison E. Lewis, Esq.  
Address U.S. Bancorp Center  
BC-MN-H21R  
800 Nicollet Mall  
City/State Minneapolis, MN 55402

**Document Title(s):**

1. DECLARATION OF RESTRICTIONS

**Reference Number(s) of Documents Assigned or released: N/A**

**Grantor(s):**

1. U.S. BANK NATIONAL ASSOCIATION, a national banking association, successor in interest to West One Bank, Washington, a Washington banking corporation

**Grantee(s):**

1. U.S. BANK NATIONAL ASSOCIATION, a national banking association

**Abbreviated Legal Description:**

Portion of Lots 1 and 5-8, Block 7, Plat of Gates 1st and 2nd Additions to Mount Vernon

**Tax Parcel Number(s):**

P52051/3700-007-008-0004; P52046/3700-007-001-0100; P52045/3700-007-001-0001

☒ Complete legal description is on page 4-5 of document

NCS- 11588261 -MPLS (CF / JL)

**WHEN RECORDED, MAIL TO:**

U.S. Bank National Association  
Attn: Allison E. Lewis, Esq.  
U.S. Bancorp Center  
BC-MN-H21R  
800 Nicollet Mall  
Minneapolis, Minnesota 55402

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**DECLARATION OF RESTRICTIONS**

This Declaration of Restrictions is made as of the 17<sup>th</sup> day of February, 2022 (the "Effective Date"), by U.S. BANK NATIONAL ASSOCIATION, a national banking association, successor in interest to West One Bank, Washington, a Washington banking corporation ("Bank").

**RECITALS**

A. Bank owns certain real property situated in Skagit County, Washington, more particularly described in Exhibit A hereto (the "Property").

B. In connection with Bank's intended sale of the Property on this date, Bank desires to declare that the Property may not be used for certain uses for the benefit of Bank.

NOW, THEREFORE, Bank hereby declares that no portion of the Property may be used or occupied for the principal purpose, or any uses ancillary thereto (including, but not limited to parking and advertising), of a retail bank, credit union, savings and loan, money store, or mortgage or loan origination or for the placement, operation or maintenance of an automated teller machine or similar device. These restrictions shall run with the Property as covenants running with the land or as equitable servitudes, as the case may be, and shall constitute a burden on the Property for the benefit of Bank for a period of three (3) years from the Effective Date.

*[Remainder of page intentionally left blank.  
Signature and acknowledgment pages follow]*



IN WITNESS WHEREOF, Bank has executed this Declaration of Restrictions as of the day and year first written above.

BANK:

**U.S. BANK NATIONAL ASSOCIATION,  
a national banking association**

By: 

Name: Malik Cavallo

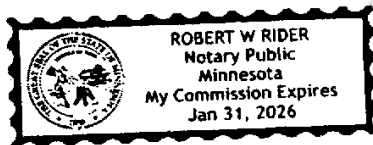
Title: Senior Vice President

STATE OF MINNESOTA )

) ss.

COUNTY OF HENNEPIN )

On this 11 day of February, in the year 2022, before me, a Notary Public in and for said State, personally appeared Malik Cavallo, known or identified to me to be the Senior Vice President of U.S. Bank National Association, a national banking association, who executed the instrument, on behalf of said national banking association.



  
Notary Public

My Commission Expires: Jan 31, 2026

**EXHIBIT A TO DECLARATION OF RESTRICTIONS**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

**Parcel "A":**

That portion of Lot 1, Block 7, "Map of Mount Vernon, Gates 1st and 2nd Additions to Mount Vernon", as per plat recorded in Volume 2 of Plats, Page 98, records of Skagit County, Washington, described as follows:

Beginning at a point on the Easterly line of First Street as the same is laid out and established, 30 feet Northerly of the Northeast corner of Gates and First Street; thence Northerly along the Easterly line of said First Street 30 feet; thence Easterly parallel with the North line of Gates Street 91 feet to the West line of the alley through said block; thence Southerly along the West line of the alley through said block, 30 feet; thence Westerly parallel with the North line of Gates Street 91 feet to the place of beginning.

**Parcel "B":**

That portion of Lot 1, Block 7, "Map of Mount Vernon, Gates 1st and 2nd Additions to Mount Vernon", as per plat recorded in Volume 2 of Plats, Page 98, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the Northerly line of Gates Street in the City of Mount Vernon, with the Easterly line of First Street in said City; thence Northerly along the Easterly line of said First Street 30 feet; thence Easterly at right angles 93 feet to the West line of alley; thence Southerly at right angles 30 feet to the Northerly line of Gates Street; thence Westerly along said Northerly line of Gates Street 93 feet to the place of beginning;

Together with that portion of the alley vacated by the City of Mount Vernon by Ordinance No. 1496 and recorded under Auditor's File No. 675321, records of Skagit County, Washington, which would attach by Operation of Law.

**Parcel "C":**

The Southerly 15 feet of Lot 5 and all of Lot 6, Block 7, "Map of Mount Vernon, Gates 1st and 2nd Additions to Mount Vernon", as per plat recorded in Volume 2 of Plats, Page 98, records of Skagit County, Washington; Except the West 8 feet thereof.

**Parcel "D":**

Lot 7, Block 7, "Map of Mount Vernon, Gates 1st and 2nd Additions to Mount Vernon", as per plat recorded in Volume 2 of Plats, Page 98, records of Skagit County, Washington; Except the West 8 feet thereof conveyed to the City of Mount Vernon for alley purposes.

Parcel "E":

Lot 8, Except the West 5 feet thereof conveyed to the City of Mount Vernon for alley purposes, Block 7, "Map of Mount Vernon, Gates 1st and 2nd Additions to Mount Vernon", as per plat recorded in Volume 2 of Plats, Page 98, records of Skagit County, Washington;

Together with that portion of the alley vacated by the City of Mount Vernon by Ordinance No. 1496 and recorded under Auditor's File No. 675321, records of Skagit County, Washington, which would attach by Operation of Law.

## Chapter 17.45 DOWNTOWN DISTRICTS

Sections:

**17.45.010 Overall intent.**

**17.45.020 Subdistricts and more detailed intent.**

**17.45.030 Permitted uses.**

**17.45.040 Accessory uses.**

**17.45.050 Conditional uses.**

**17.45.060 Prohibited uses.**

**17.45.070 Development standards.**

### **17.45.010 Overall intent.**

The intent of this chapter is to establish and preserve the city's historic downtown and downtown-adjacent neighborhoods having a wide range of retail uses and businesses, housing options, public open space, government and professional offices and places of amusement in a setting conducive to safe, convenient, comfortable, and attractive pedestrian use. (Ord. 3749 § 3, 2018).

### **17.45.020 Subdistricts and more detailed intent.**

The C-1 zone consists of three distinct subdistricts identified and illustrated below:

A. C-1a. That area bound by Division Street on the north, Broadway Street on the south between South 1st Street and the Burlington Northern Santa Fe (BNSF) railroad right-of-way and Kincaid Street on the south between the BNSF railroad right-of-way and Interstate-5, the Skagit River on the west, and Interstate-5 on the east.

1. This subdistrict emphasizes pedestrian-oriented retail shopping on the ground floor. The area is required to include a high level of pedestrian amenities, including continuous storefronts with awnings, and pedestrian sidewalks wider than those found in other commercial zones. This subdistrict is composed of pedestrian-friendly streetscapes intended for shoppers walking from merchant to merchant, open spaces, courtyards, trails, benches, appropriate lighting, and street trees. The design principles for buildings and streets are taken from traditional small towns not oriented to automobile travel.

B. C-1b. All areas lying outside subdistricts C-1a and C-1c.

1. This subdistrict provides for those downtown support services such as banks, offices, motels, gas stations and print shops which are not as pedestrian-oriented but are essential to the life of the downtown businesses.

C. C-1c. That area bound by Broadway Street to the north between South 1st Street and the Burlington Northern Santa Fe (BNSF) railroad right-of-way and Kincaid Street on the north between the BNSF railroad right-of-way and Interstate-5, South 1st Street to the west, Interstate-5 to the east, West Section Street (and a straight line projection of West Section Street from Harrison Street to South 1st Street) to the south with a projection of property extending approximately 630 linear feet to the intersection of West Section Street and the BNSF railroad right-of-way then extending east along the north right-of-way of East Hazel Street to where it intersects South 6th Street, then north to a point where South 6th Street intersects with West Section Street.

1. This subdistrict is intended to be a diverse and pedestrian-friendly neighborhood with a mix of housing, civic uses, and workplaces all within a short walk of each other. The retail and entertainment uses found within the C-1a subdistrict are intended to be supported by the C-1c subdistrict.



D. C-1 zoned property located within the areas mapped below shall have the subdistrict designation that is shown.



(Ord. 3749 § 3, 2018).

**17.45.030 Permitted uses.**

Permitted uses in the C-1 subdistricts include:

	Subarea	Subarea	Subarea
	C-1a	C-1b	C-1c
A. Retail stores.	Yes	Yes	Yes
B. Personal services.	Yes	Yes	Yes
C. Office uses with 500 square feet or less at ground level.	Yes	Yes	Yes
D. Office uses with more than 500 square feet at ground level.	No*	Yes	Yes
E. Banks and financial institutions.	Yes	Yes	Yes
F. Hotels.	Yes	Yes	Yes
G. Eating and drinking establishments.	Yes	Yes	Yes
H. Theaters.	Yes	Yes	Yes
I. Art galleries and museums.	Yes	Yes	Yes
J. Laundry and dry cleaning businesses.	No	Yes	Yes

	Subarea C-1a	Subarea C-1b	Subarea C-1c
K. Day nurseries.	Yes	Yes	Yes
L. Commercial or public parking garages and/or commercial or public surface parking.	Yes	No	No
M. Single-family, duplex, and multifamily residential uses with ground-level residential units of 35 units or less.	No*	No*	Yes
N. Single-family, duplex, and multifamily residential uses without ground-level residential units of 35 units or less.	Yes	Yes	Yes
O. Printing operations.	Yes	Yes	Yes
P. Upholstery shops.	Yes	Yes	Yes
Q. Private and vocational schools.	Yes	Yes	Yes
R. Civic uses.	Yes	Yes	Yes
S. Mixed use and live-work buildings.	Yes	Yes	Yes
T. Public parks, plazas and other open spaces.	Yes	Yes	Yes
U. Emergency shelter for the homeless; provided an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate additional homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have its occupancy set by the fire marshal and building official; and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law.	Yes	Yes	Yes

\* Use possible with approved conditional use permit, see MVMC 17.45.050

(Ord. 3749 § 3, 2018).

### 17.45.040 Accessory uses.

Permitted accessory buildings and uses in the C-1 district include:

A. Residence for watchman, custodian, manager or property owner of permitted use provided it is located within the same building as the principal use. This residence can be located on the ground floor so long as it is not visible from the street.

B. Each primary structure is permitted to have one accessory structure that can be used as a shed to store tools or other items as long as it complies with the following requirements:

1. The total building area of the accessory structure shall be no more than 120 square feet.
2. The accessory structure is required to be a single story and is not allowed to be taller than the primary structure on the site.
3. The accessory structure shall be located in the rear yard and is required to maintain a minimum five-foot setback from all property lines and all other structures.
4. The accessory structure shall not have a permanent heat source.

5. The accessory structure is intended to be for storage of tools or other household items and is not to be a space that is slept in.

6. The accessory structure is not allowed in critical areas or their associated buffers regulated under Chapter 15.40 MVMC.

C. Accessory dwelling unit subject to the requirements outlined in MVMC 17.73.110.

D. Card room.

E. Indoor storage. (Ord. 3802 § 30, 2019).

### 17.45.050 Conditional uses.

A. Uses permitted by a Type III conditional use permit in the C-1 subdistricts are as follows:

	Subarea C- 1a	Subarea C- 1b	Subarea C- 1c
1. Single-family, duplex, and multifamily residential uses without ground-level residential units of 36 units or more.	Yes	Yes	Yes
2. Single-family, duplex, and multifamily residential uses with ground-level residential units of any number subject to the following additional conditional use criteria:	Yes	Yes	NA, an outright permitted use
a. The ground-level multifamily units shall be set back a minimum of 10 feet from any abutting right-of-way except for alleys.			
b. The ground-level entry to the multifamily units shall be elevated to provide visual separation from the abutting pedestrian way into the living space of the dwelling unit.			
3. Office uses with 500 square feet or more at ground level subject to the following additional conditional use criteria:	Yes	NA, an outright permitted use	NA, an outright permitted use
a. Ground-level window displays are provided to create pedestrian interest.			
4. Commercial or public parking garages and/or commercial or public surface parking subject to the following additional conditional use criteria:	NA, an outright permitted use	Yes	Yes
a. Curb cuts shall be minimized.			
b. Surface parking shall have internal landscaping meeting the parking lot requirements found within Chapter 17.93 MVMC.			
c. Surface parking shall be screened from streets and pedestrian ways.			

(Ord. 3749 § 3, 2018).

### 17.45.060 Prohibited uses.

Uses prohibited in the C-1 district include:

A. Outside sales of vehicles, boats, mobile homes, RVs and all other similar types of merchandise in the C-1a and C-1c subdistricts only.

B. Drive-in and drive-through uses are prohibited in the C-1a and C-1c subdistricts.

C. Automobile service and repair, fuel stations, car washes and all other similar services in the C-1a and C-1c subdistricts only.

D. Outdoor storage and mini-storage facilities.

- E. Hazardous material storage, self-service storage, warehousing and distribution.
- F. Manufacturing, assembly or packaging of products from previously prepared materials.
- G. Warehouse and distribution uses.
- H. Sales of inoperable vehicles or used parts.
- I. Vehicles or vehicle parts recycling sites.
- J. Towing businesses and their associated temporary impound lots.
- K. Wrecking yards or junk vehicle storage.
- L. Storage yards for items that are not displayed for sale. (Ord. 3749 § 3, 2018).

#### **17.45.070 Development standards.**

The following development standards apply to all C-1 zoned properties:

- A. Minimum lot area and lot width: unrestricted.
- B. Minimum setbacks: applicable building and fire codes and Chapter 17.70 MVMC.
- C. Density requirements: unrestricted.
- D. Design standards: requirements found in Chapter 17.70 MVMC.
- E. Parking requirements: requirements found in Chapters 17.70 and 17.84 MVMC.
- F. Signage requirements: requirements found in Chapters 17.70 and 17.87 MVMC.
- G. Landscaping requirements: requirements found in Chapters 17.70 and 17.93 MVMC. (Ord. 3773 § 22, 2018).