

*For Sale!*

**Conway Property**

18488 Main Street  
Mount Vernon, WA

- ½ mile to full I-5 interchange
- Level compacted site

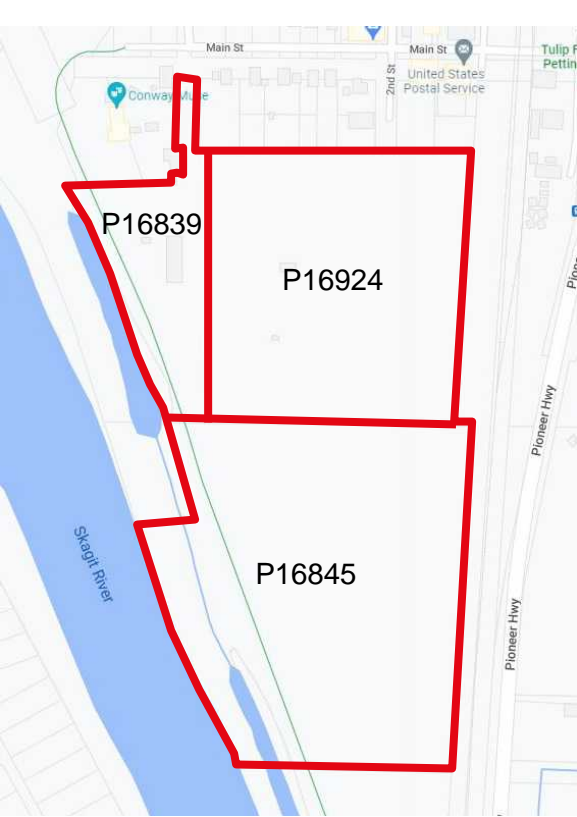


Property Address	18488 Main Street, Mount Vernon, WA
Land Area	31.1 acres (1,354,716 SF)
Useable Size	24 acres (1,045,440 SF)
Utilities to Site	Electrical & water – no sewer, only septic
Tax Parcel #s	Skagit County – P16839, P16924, P16845
Sale Price	\$9,408,960.00 (\$9.00/SF useable)
Zoning	NRI – Natural Resource Industrial (see reverse for land uses)



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# Conway Property Available For Sale

18488 Main Street, Mount Vernon, WA 98273

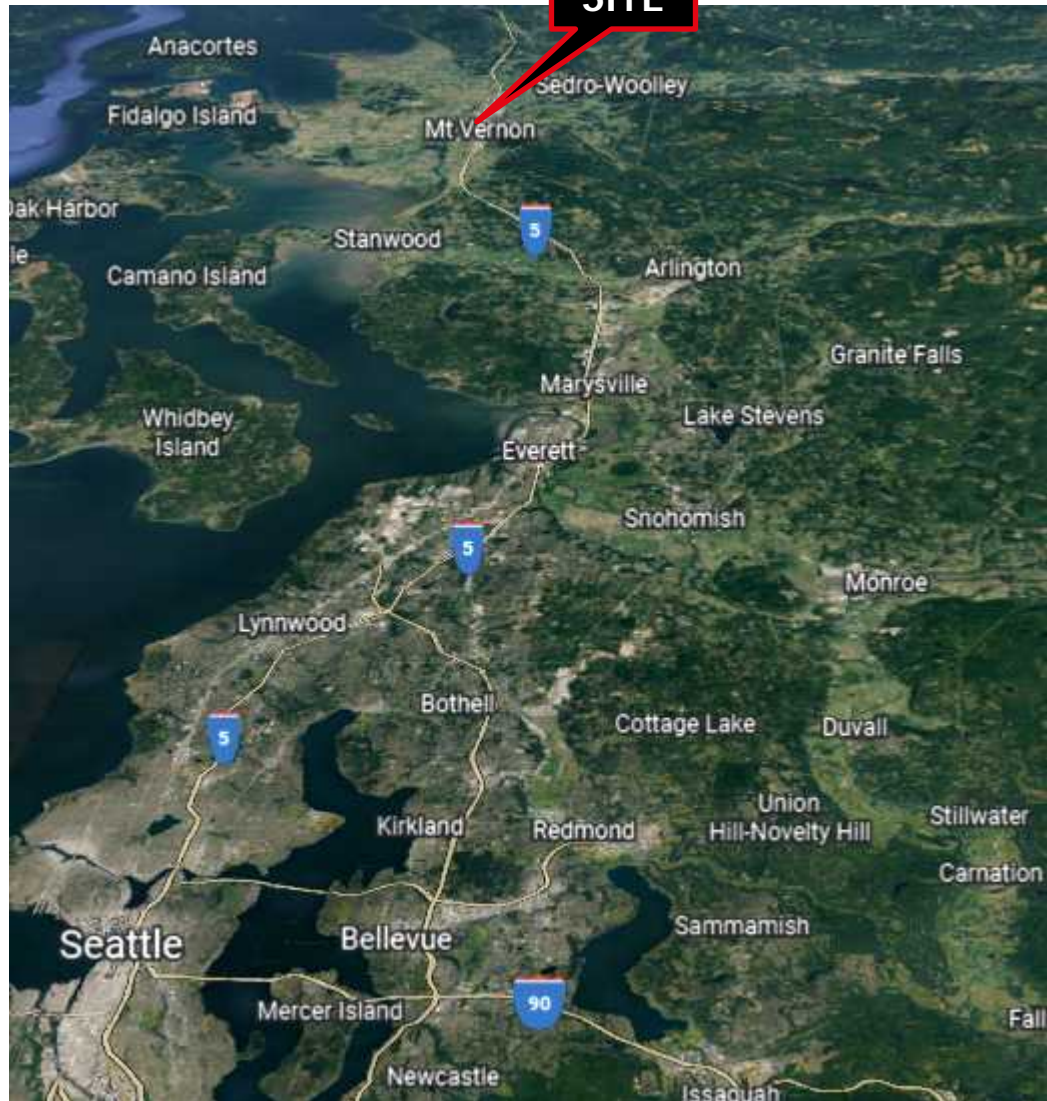
## 31.1 acres (24 acres useable)

- *Approximately 5,610 SF building on site with 2 floors*
- *½ mile to I-5/ SR-534*

### Land Uses

- Agricultural processing/ slaughtering
- Animal clinic/hospital
- Business/ professional offices related to natural resource industries
- Commercial composting
- Fabrication of farm related items
- Fertilizer manufacturing
- Irrigation systems sales, repair & storage
- Livestock auction facility
- Stockyards less than 40 acres
- Storage & distribution of animal feeds, fertilizers, pesticides & seed
- Wholesale nurseries/ greenhouses.

**SITE**



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