



Windermere
COMMERCIAL

OFFERING MEMORANDUM

FOR SALE

**3 PROFESSIONAL OFFICE
BUILDING LOTS
OUT OF FLOOD PLAIN**

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WINDERMERE COMMERCIAL REAL ESTATE / SKAGIT VALLEY

1030 EAST COLLEGE WAY • MOUNT VERNON, WA

**WONDERFUL
OPPORTUNITY TO
BUILD IN A
MEDICAL
COMMUNITY | OUT
OF THE FLOOD
PLAIN**

**EXCELLENT ACCESS TO
I-5 FROM ANDERSON
ROAD EXIT (N&S) AND
KINCAID ST. EXIT**

- **WETLANDS
DELINATION IS
COMPLETE**
- **2123 AND 2011 LITTLE
MOUNTAIN LANE DO
NOT CONTAIN
WETLANDS**
- **2010 LITTLE
MOUNTAIN LANE
CONTAINS
APPROXIMATELY
11,660 SF OF
WETLANDS.**
- **REPORTS AVAILABLE.**



3 SEPARATE PARCELS LOCATED WITH THE MEDICAL COMMUNITY



**2011 LITTLE MOUNTAIN LANE
APPROX. 1.04 ACRES
\$543,628 (\$12/SF)**

**2123 LITTLE MOUNTAIN LANE
APPROX 1.51 ACRES
\$920,858 (\$14.00/SF)**



**2010 LITTLE MOUNTAIN LANE
APPROX. 1.59 ACRES
\$366,927 (\$5.30/SF)**

**LITTLE MOUNTAIN LANE MOUNT VERNON, WA
3 INDIVIDUAL BUILDING LOTS
WITHIN AN ESTABLISHED MEDICAL COMMUNITY**