

OFFERING MEMORANDUM

FOR SALE 3 PROFESSIONAL OFFICE BUILDING LOTS OUT OF FLOOD PLAIN

CONTACT:

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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

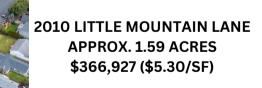
- WETLANDS
 DELINATION IS
 COMPLETE
- 2123 AND 2011 LITTLE MOUNTAIN LANE DO NOT CONTAIN WETLANDS
- 2010 LITTLE MOUNTAIN LANE CONTAINS APPROXIMATELY 11,660 SF OF WETLANDS.
- REPORTS AVAILABLE.



3 SEPARATE PARCELS LOCATED WITH THE MEDICALCOMMUNTY



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



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