

# 2226 Market Street

\$1,100,000



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11 Bellwetherway Suit 201,  
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# Overview

2226 Market St. is a highly promising commercial property, offering 6,000+ square feet of office/Retail space in Mt Vernon. Being in Skagit County, placed centrally between Whatcom and Snohomish, the property draws from the economic benefit of both larger counties. With a diverse tenant mix and proximity to major metropolitan areas, this property presents an excellent investment opportunity for those looking to capitalize on the advantages of multiple thriving business' and a growing population. Don't miss out on this chance to be part of a successful venture in an area poised for growth and development.

**LITHTEX NW**  
*Printing Solutions*

EVERGREEN

PHYSICAL

THERAPY



## Lot Size

15,067 SqFt



Information contained herein has been obtained from sources deemed reliable, but not guaranteed. Buyer to verify



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# Tenants and Financials

Cap Rate: 6.7%

## Lithtex

Lease Type Lease Rate EOL Options GSI:



**Gross \$3346/M 12/31/25 1:1 Year \$40,152**

## Evergreen PT

Lease Type Lease Rate EOL Options GSI:



**Gross \$4300/M 4/3/28 None \$51,600**

## SPARC

Lease Type Lease Rate EOL Options GSI:



**Gross \$2084/M 12/31/23 None \$25,008**

Total GSI

**\$116,760**

Expenses

**\$42,832**

NOI

**\$73,928**

\*EOL= End of Lease

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# Aerial View



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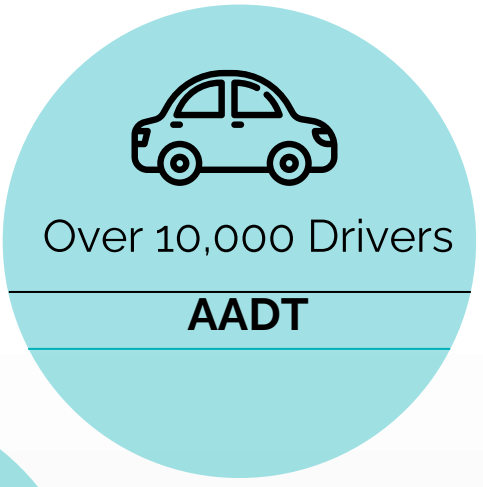
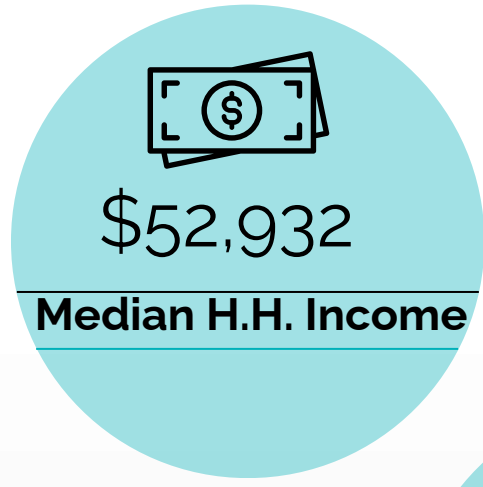
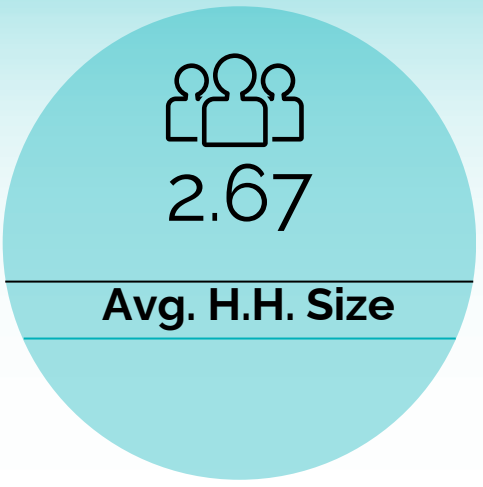
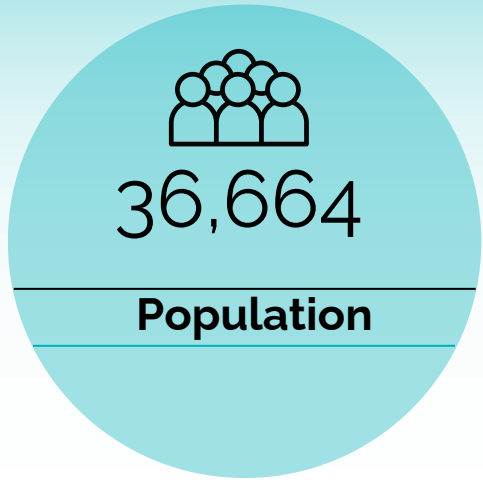


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# Demographics

## Mount Vernon, WA



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