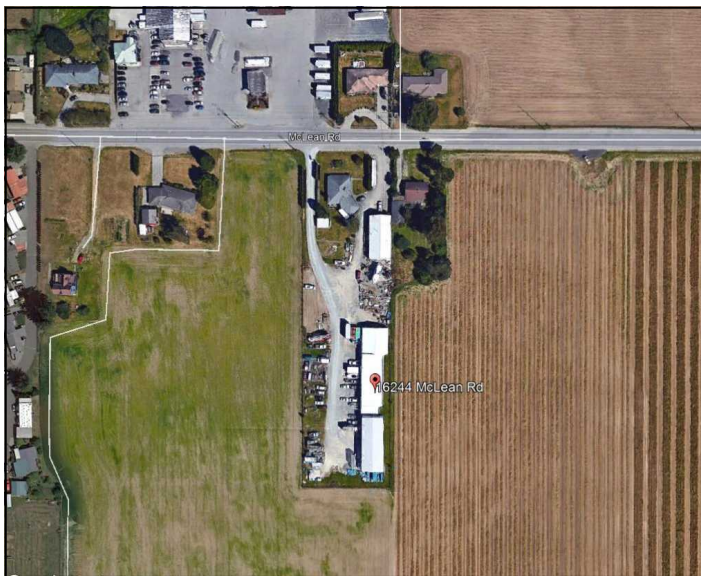


16244 MCLEAN RD MOUNT VERNON, WA

FOR SALE

- 1,632 +/- sf residence
13,125 +/- sf warehouse, shop, and office
- 6.8% CAP rate, approx. \$125,000 NOI
(proforma)
- Owner vacating 5,400 +/- sf at time of sale
- Open floor space, 240v power, bathrooms
in each unit, offices in some units
- Zoned Rural Business
- \$1,825,000



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



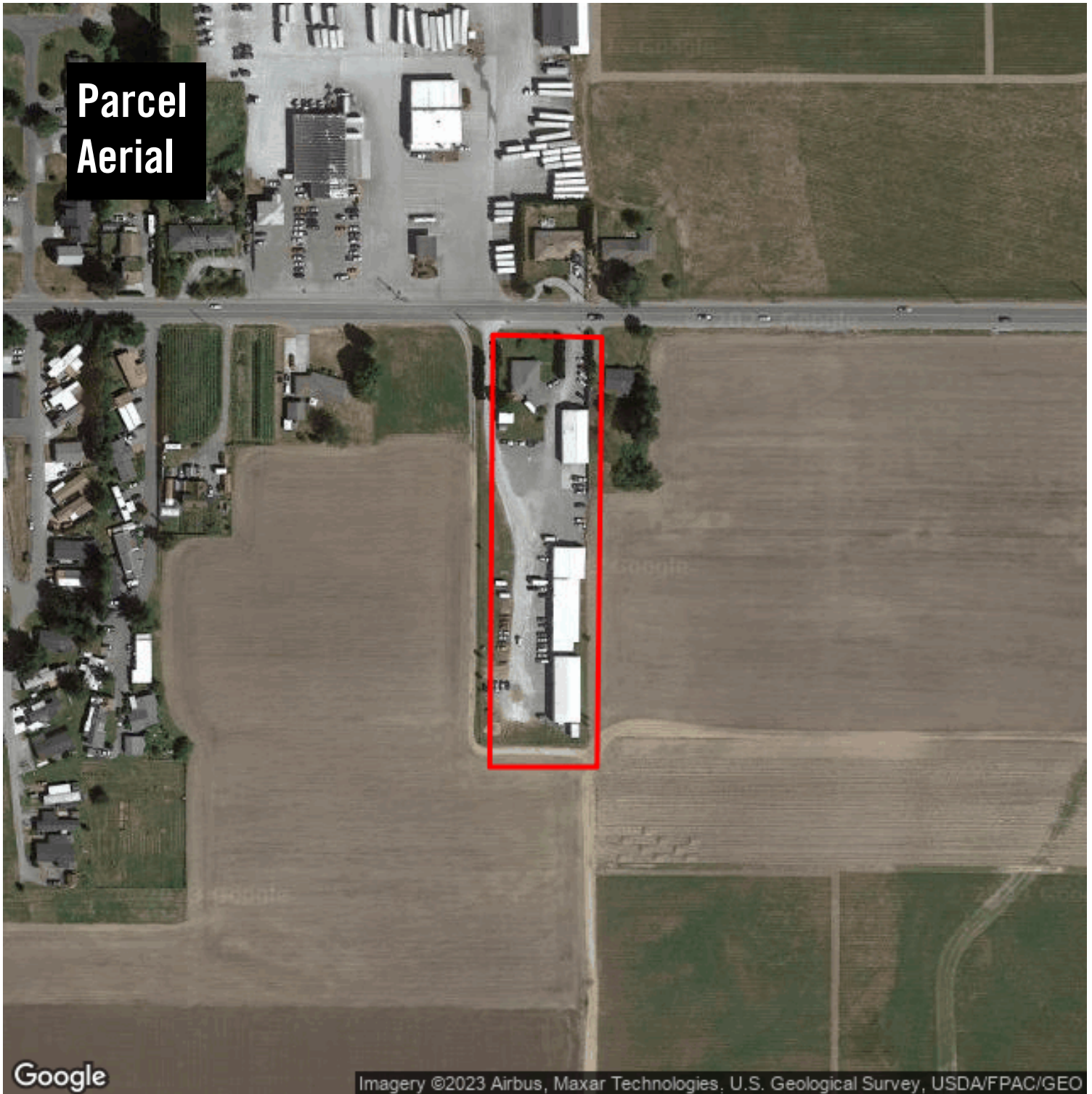
All info deemed reliable however verification recommended.



McLean Road Complex

Learned Commercial, Inc.

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



McLean Road Complex

16244 McLean Rd
Mount Vernon, WA 98273



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

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 16244 McLean Rd, Mount Vernon, WA 98273



CITY, STATE

Mount Vernon, WA

POPULATION

7,220

AVG. HHSIZE

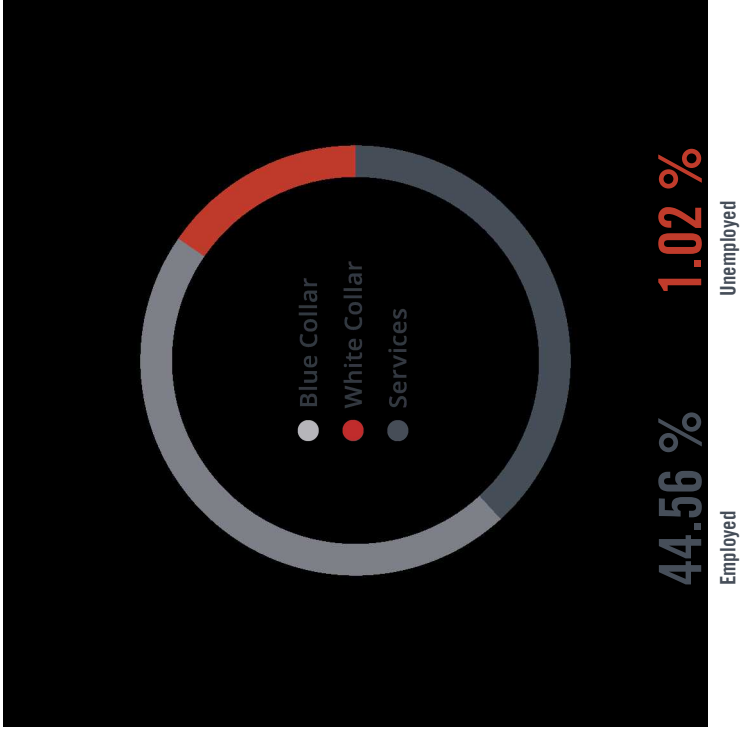
2.54

MEDIAN HH INCOME

\$49,292

HOME OWNERSHIP

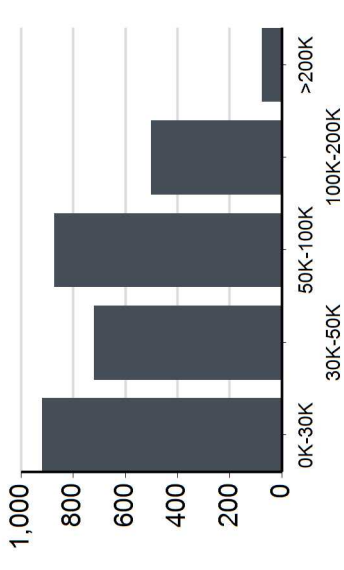
1,702



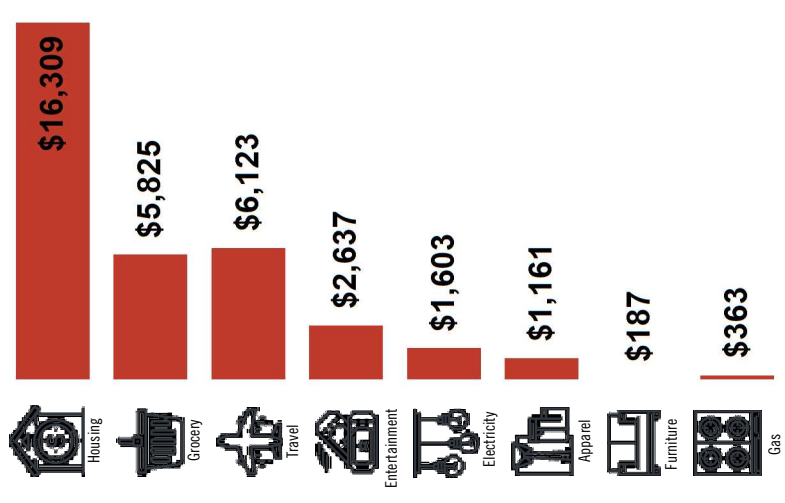
GENDER & AGE



INCOME BY HOUSEHOLD



HH SPENDING



RACE & ETHNICITY

- White: 65.09 %
- Asian: 0.00 %
- Native American: 0.12 %
- Pacific Islanders: 0.00 %
- African-American: 0.29 %
- Hispanic: 21.15 %
- Two or More Races: 13.35 %

EDUCATION

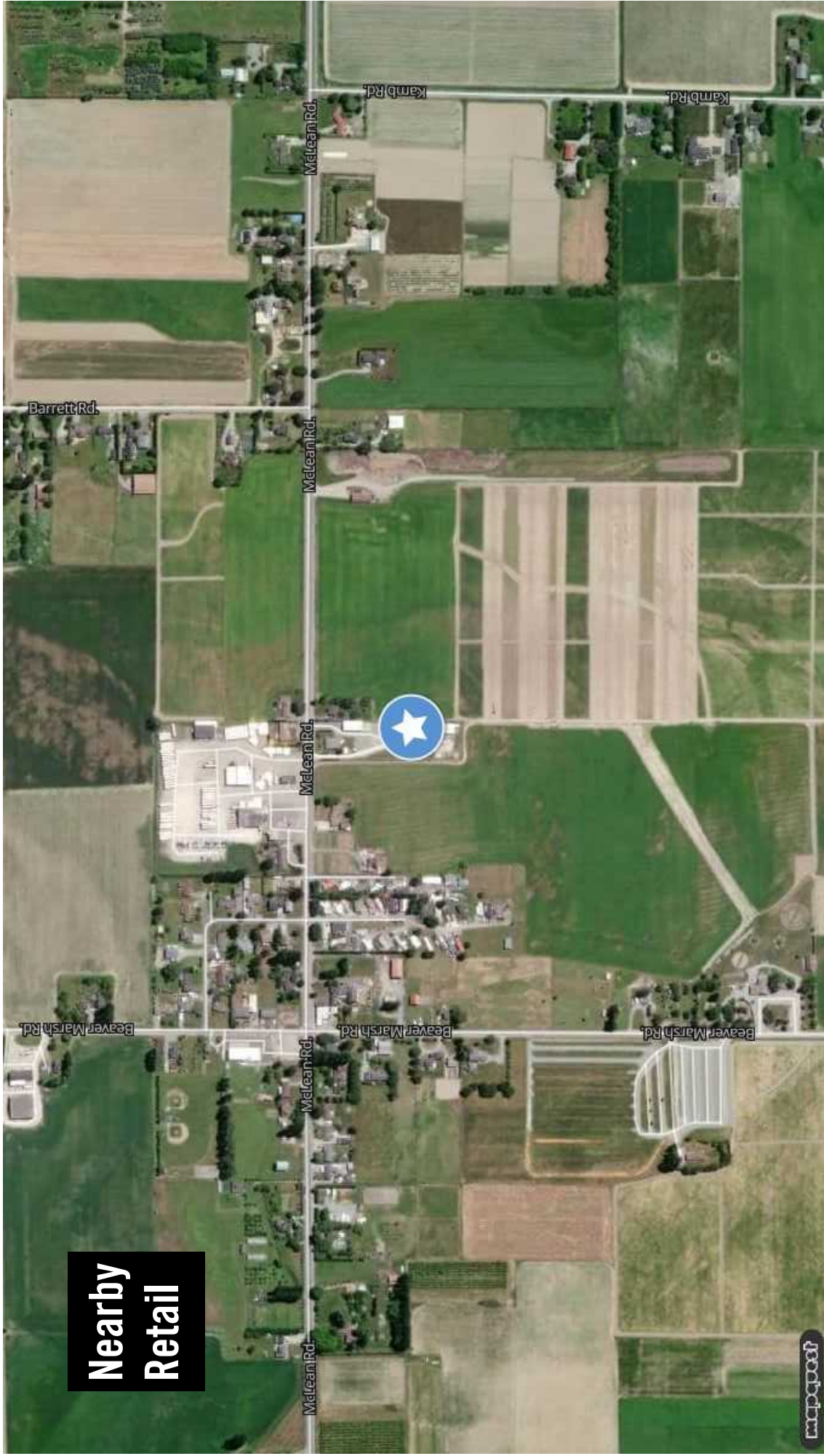
- High School Grad: 20.69 %
- Some College: 29.63 %
- Associates: 7.35 %
- Bachelors: 27.60 %

McLean Road Complex

Learned Commercial, Inc.

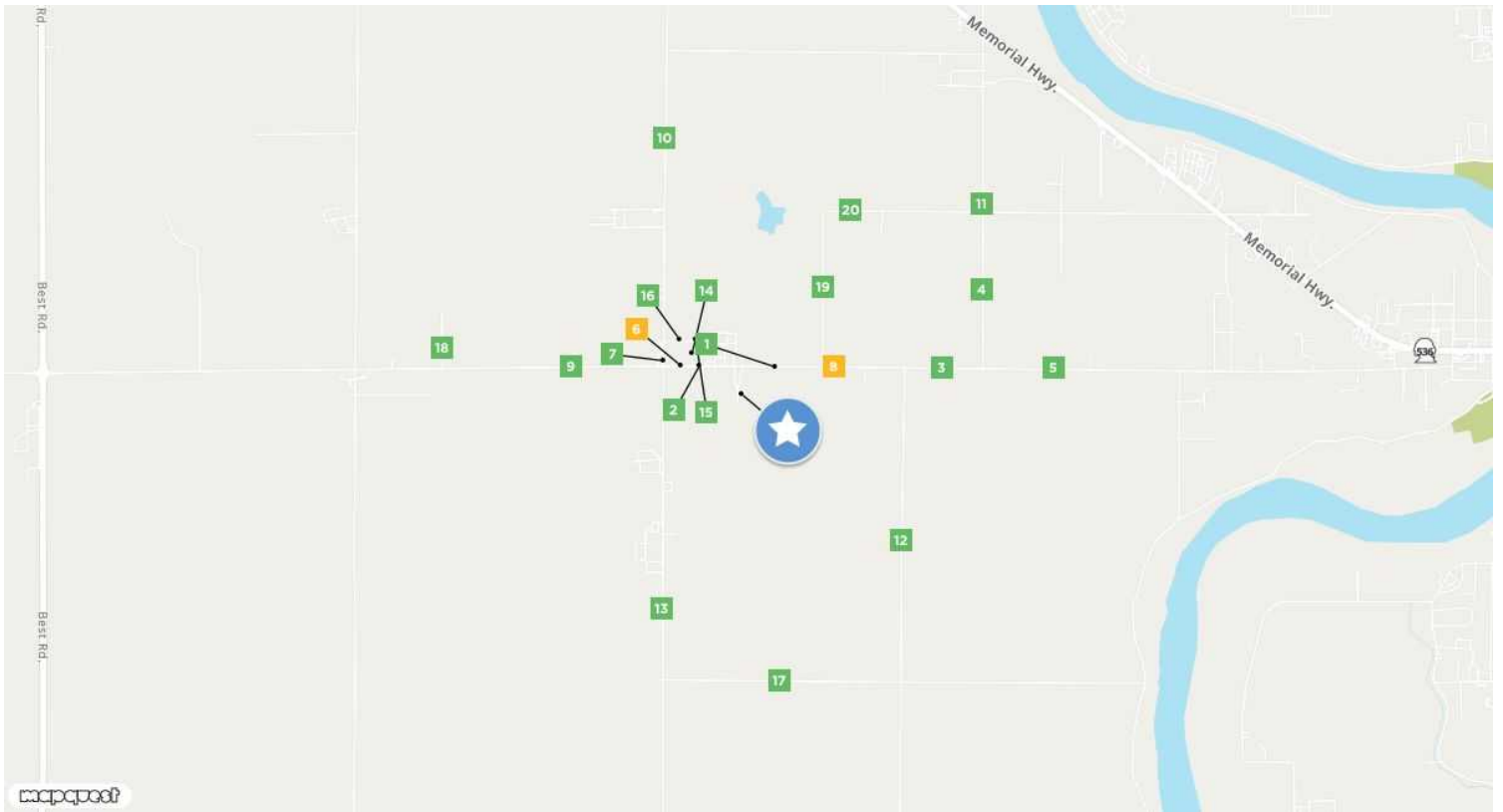
108 Gilkey Rd., Burlington, WA 98233 | 360-757-3888

**Nearby
Retail**



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

Traffic Counts



McLean Rd 1	McLean Rd 2	McLean Rd 3	Avon Allen Rd 4	McLean Rd 5
Barrett Rd	Ginthner Dr	Kamb Rd	Dunbar Rd	Avon Allen Rd
Year: 2021 4,871 est	Year: 2021 4,397 est	Year: 2021 4,479 est	Year: 2021 1,277 est	Year: 2021 4,919 est
Year: 2015 4,959	Year: 2015 4,329	Year: 2015 4,291	Year: 2015 1,334	Year: 2015 4,291
Year: 2006 4,470	Year: 2009 4,374	Year: 2004 4,542	Year: 2011 1,226	Year: 2011 5,185
McLean Rd 6	Daggett Rd 7	McLean Rd 8	McLean Rd 9	Daggett Rd 10
Ginthner Dr	McLean Rd	Barrett Rd	Daggett Rd	Donnelly Rd
Year: 2021 4,847 est	Year: 2021 1,039 est	Year: 2021 5,352 est	Year: 2021 4,257 est	Year: 2021 529 est
Year: 2011 5,536	Year: 2011 1,454	Year: 2011 5,972	Year: 2011 4,570	Year: 2011 545
Year: 2009 4,374	Year: 2009 584	Year: 2009 4,803	Year: 2009 3,775	Year: 2000 356
Avon Allen Rd 11	Kamb Rd 12	Daggett Rd 13	Ginthner Dr 14	W Division St 15
Dunbar Rd	Jungquist Rd	Jungquist Rd	McLean Rd	Ginthner Dr
Year: 2021 1,225 est	Year: 2021 570 est	Year: 2021 1,318 est	Year: 0 est	Year: 0 est
Year: 2011 1,226	Year: 2009 590	Year: 2005 1,348	Year: 2001 40	Year: 2001 40
Year: 2004 1,108	Year: 1998 979	Year: 2000 1,064		
W Division St 16	Jungquist Rd 17	Produce Ln 18	Barrett Rd 19	Dunbar Rd 20
Ginthner Dr	Daggett Rd	McLean Rd	Dunbar Rd	Barrett Rd
Year: 0 est	Year: 0 est	Year: 0 est	Year: 0 est	Year: 0 est
Year: 2001 70	Year: 2001 160	Year: 1997 50	Year: 1994 170	Year: 1994 240



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14.16.150 Rural Business (RB).

(1) Purpose. The Rural [Business](#) zone is intended to provide reasonable expansion and change of [use](#) opportunities for existing isolated nonresidential [uses](#) in the rural area that provide job opportunities for rural residents and that are not consistent with the other commercial and industrial [Comprehensive Plan](#) designations and [zoning districts](#).

(2) [Permitted Uses](#).

(a) Continuation of an existing commercial [use](#).

(b) Subject to an administrative decision, a change of [use](#) from the existing [use](#) to a [use](#) which is substantially similar to the existing [use](#) in terms of the type of commercial activity performed. A substantially similar [use](#) shall continue the same basic operational characteristics as the existing [use](#), shall be of no greater intensity, density, or generate no greater environmental or traffic [impact](#) than the existing [use](#).

(c) A [use](#) designated Rural [Business](#) may be expanded; provided, that any expansion is limited to a maximum of 50 percent of the gross [floor area](#) existing as of June 1, 1997, or 1,500 square feet, whichever is less. The maximum [floor area](#) of allowed expansion shall be determined based on the gross [floor area](#) dedicated to the Rural [Business](#) use as of June 1, 1997. The expansion, as well as all associated [development](#) including but not limited to parking areas, [driveways](#), septic systems, wells, and landscaping, must occur on the same [lot](#) upon which the existing [use](#) is located.

(d) [Outdoor working areas](#) may be expanded by a maximum of 50 percent; provided, that any expansion must occur on the same [lot](#) as the existing [outdoor working area](#). The area of allowed expansion shall be determined based on the [outdoor working area](#) dedicated to the Rural [Business](#) use as of June 1, 1997.

(e) [Habitat enhancement and/or restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#).

(f) [Owner operator/caretaker quarters](#) as accessory to a [business](#) use.

(g) [Maintenance, drainage](#).

(h) [Net metering system](#), solar.

(i) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.

(j) [Recycling drop box facility](#), accessory to a permitted public, institutional, commercial or industrial [use](#).

(k) [Vehicle charging station](#).

(3) Administrative Special [Uses](#).

(a) Expansion of existing [major public uses](#) up to 3,000 square feet.

(b) [Minor public uses](#).

(c) Minor [utility developments](#).

(d) [Personal wireless services](#) towers, subject to [SCC 14.16.720](#).

(e) [Temporary events](#).

(4) [Hearing Examiner](#) Special [Uses](#).

(a) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.

(b) Major [utility developments](#).

(c) Storage of [unlicensed/inoperable vehicles](#).

(d) With an approved [Hearing Examiner](#) special [use](#) permit, a [use](#) designated Rural [Business](#) which was established prior to July 1, 1990, may be expanded beyond the 1,500-square-foot limit established in Subsection (2)(c) of this Section. For [agricultural support services](#), the expansion is not limited. For all other [uses](#), the expansion may not exceed 50 percent of the gross [floor area](#) dedicated to the Rural [Business](#) use as of July 1, 1990, up to a maximum of 5,000 square feet; and Subsections (4)(d)(i) through (vi) of this Section must be met. The [applicant](#) shall have the burden of proof to demonstrate that the [use](#) was established, and to what extent, prior to July 1, 1990. An expansion of 50 percent is not guaranteed, but instead is a maximum allowance; provided, that in no instance shall an expansion greater than 5,000 square feet of gross [floor area](#) be allowed. Compliance with the criteria below may dictate a smaller maximum expansion. Expansions greater than 1,500 square feet shall not be allowed if the following criteria cannot be met:

- (i) The expansion, as well as all associated [development](#) including but not limited to parking areas, [driveways](#), septic systems, wells, and landscaping, will occur on the same [lot](#) upon which the existing [use](#) is located;
- (ii) The expansion is visually compatible with the surrounding neighborhood and rural area;
- (iii) Detrimental [impacts](#) to adjacent properties or to existing easement rights on the property will not be increased or intensified;
- (iv) The expansion does not result in a formerly small operation dominating the area;
- (v) The expansion will not constitute new [urban growth](#) in the rural area, except that [uses](#) may utilize [urban services](#) that are historically already available to the site; and
- (vi) [Public services](#) and facilities are limited to those necessary to serve the isolated nonresidential [use](#) and are provided in a manner that does not permit low density [sprawl](#).

(e) A [Hearing Examiner](#) special [use](#) permit is required to change from one [use](#) to another [use](#) when Subsection (2)(b) of this Section does not apply. The [Hearing Examiner](#) shall not grant a special [use](#) permit if he/she determines that the change of [use](#) would:

- (i) Result in a substantially increased [impact](#) on any 1 of the following criteria; or
- (ii) Result in smaller [impacts](#) across a number of criteria that combined, result in a substantially increased overall [impact](#). Information in parentheses defines “substantial [impact](#)” for that particular measure.
 - (A) Traffic generation (more than 10% increase in vehicle trips per [day](#) equals substantial increase).
 - (B) Parking requirements (the need to expand existing parking facilities or the likelihood that parking would flow over to adjacent [roads](#) or properties equals substantial increase).
 - (C) Hours of operation (10% increase in hours of operation, or any measurable increase in evening and weekend hours equals substantial increase).
 - (D) Visitors/customers visiting the site (10% increase in visitors to the site equals substantial increase).
 - (E) Need for expanded septic, sewer, water, power, or other services.
 - (F) Need for increased infrastructure, such as [road](#) widening or access improvements.
 - (G) Noise, light, glare and related [impacts](#) from [business](#) operations on adjacent properties.
 - (H) Detrimental [impacts](#) on productive [use](#) of surrounding [natural resource lands](#).
 - (I) Detrimental [impacts](#) to surrounding [critical areas](#).
 - (J) Change to the visual character of the [structure](#) or property that would significantly and negatively affect the visual character of the surrounding rural area.

(K) Be inconsistent with an applicable community [development](#) plan, if one has been adopted.

(iii) Any [use](#) requiring the installation or extension of [urban services](#), including sewer and [stormwater](#), would be considered an urban [use](#) rather than a rural [use](#) and would be disqualified.

(iv) A new [use](#) may take advantage of the one-time expansion opportunity provided to existing RB [uses](#), provided it satisfies the expansion criteria in the [Comprehensive Plan](#) and [development regulations](#). However, a change to a new [use](#) does not create any new expansion opportunities or rights.

(5) [Dimensional Standards](#).

(a) [Setbacks](#).

(i) Front: 35 feet, where parking is located in front of [structure](#) or on sides, 55 feet.

(ii) Side and rear: 35 feet.

(iii) Accessory.

(A) Front: 35 feet.

(B) Side and rear: 35 feet.

(iv) [Setbacks](#) from NRL lands shall be provided per [SCC 14.16.810\(7\)](#).

(b) Maximum height: 40 feet.

(i) [Height Exemptions](#). Flagpoles, ham radio [antennas](#), [church](#) steeples, water [towers](#), [meteorological towers](#), and fire [towers](#) are exempt. The [height](#) of [personal wireless services](#) towers is regulated in [SCC 14.16.720](#).

(c) Maximum [lot](#) coverage: 50%.

(6) Additional requirements related to this [zone](#) are found in [SCC 14.16.600](#) through [14.16.900](#) and the rest of the Skagit [County](#) Code. (Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20070009 (part); Ord. 17938 Attch. F (part), 2000)