

FOR SALE

RETAIL BUILDING WITH DRIVE-THRU

1503 Riverside Drive, Mount Vernon, WA 98273



HIGHLIGHTS

ASKING PRICE: \$850,000

BUILDING SIZE: 3,109 SF

LOT SIZE: 24,824 SF

YEAR BUILT: 1977

CURRENT USE: Vacant

ZONING: C-2

PARCEL NO: P26291

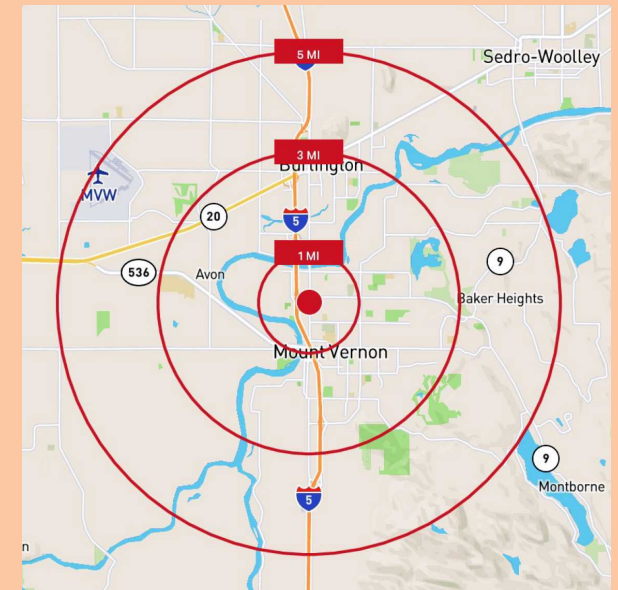
PRICE PER SF (BLDG): \$289

RESTRICTIONS: Financial
Institutions



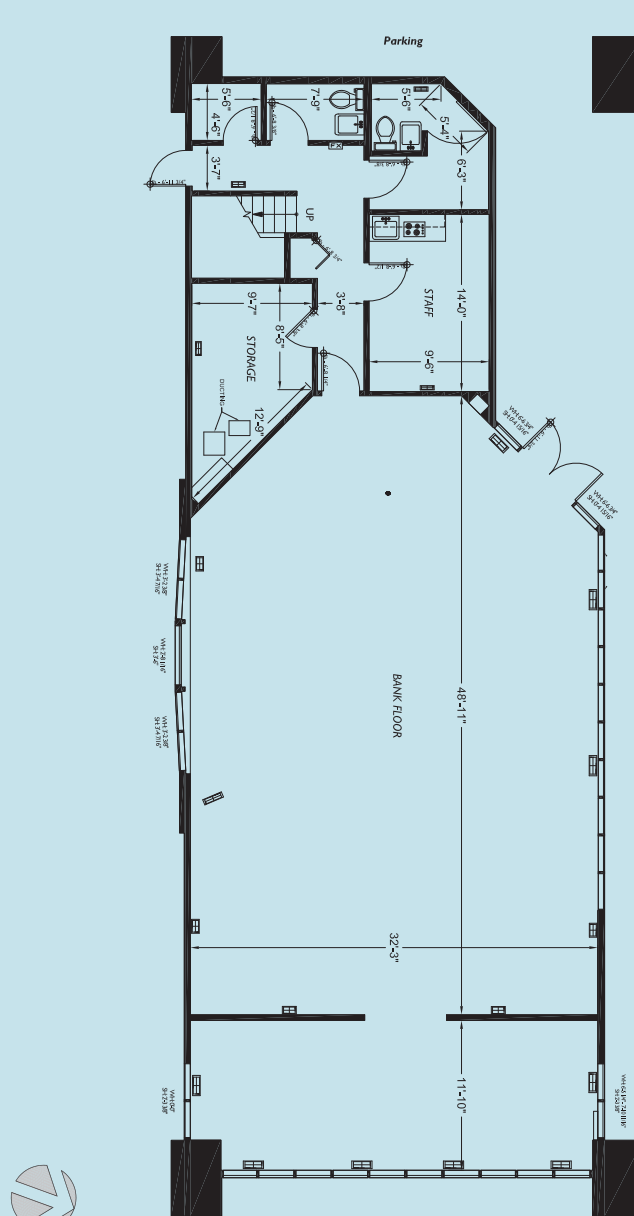
1503 Riverside Drive, Mount Vernon, WA	1 Mile	3 Mile	5 Mile
Popluation	6,801	47,979	58,875
Daytime Population	11,582	54,730	67,742
Median Age	33	35	36
Avg. Household Income	\$65,648	\$87,472	\$92,253

Source: 2022 ESRI Report



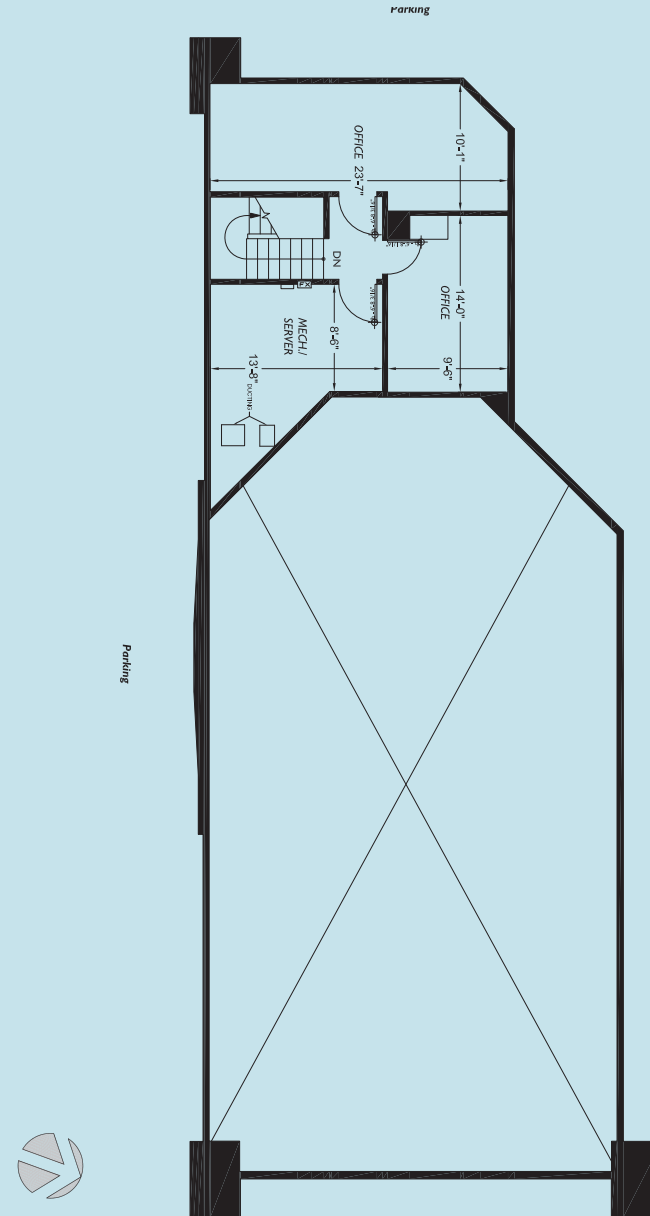
FLOOR PLANS

Not to Scale



ALL DIMENSIONS TO THE CENTER OF THE WALL
Riverside Drive

FLOOR 1



Riverside Drive

FLOOR 2

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