

OFFERING MEMORANDUM

FOR SALE

NEWLY RENOVATED
DOWNTOWN MOUNT VERNON
OFFICE BUILDING

407 PINE STREET | MOUNT VERNON, WA 98273



DOWNTOWN

MOUNT VERNON OFFICE BUILDING

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TABLE OF CONTENTS

THE OFFERING

2

LOCATION HIGHLIGHTS

3

PROPERTY HIGHLIGHTS

4

PHOTO GALLERY

5-7

FLOOR PLANS

8-9

DEMOGRAPHICS

10

TEAM MEMBERS

11

02

THE OFFERING

Windermere Commercial Real Estate is pleased to offer for Sale this newly renovated office building in downtown Mount Vernon, WA. Located by the Riverfront Promenade, near the new parking facility, close to City offices and County Courthouse and supported with numerous, restaurants and retail shops.

This building consists of approximately 11,400 SF per the County Assessor with approx. 5,500 SF per floor and serviced by an elevator and two stairways. Tremendous attention to detail is displayed from the recent renovation.

Located along the I-5 corridor access is convenient from the downtown Kincaid exit. Location of this building is approximately 60 miles north of Seattle and 60 miles south of Vancouver BC.

FOR SALE:

\$1,995,000

LOCATION HIGHLIGHTS



- Convenient corner location at S. 1st Street and Pine Street in downtown Mount Vernon.
- Easy access to I-5 and numerous Government offices.
- Close proximity to Riverfront Promenade, Restaurants and Retail.
- Close proximity to new Downtown Public Parking Garage including Electrical Vehicle docking.
- Close proximity to new Downtown Skagit Regional Medical Center Urgent Care and Family Medicine Center.

03

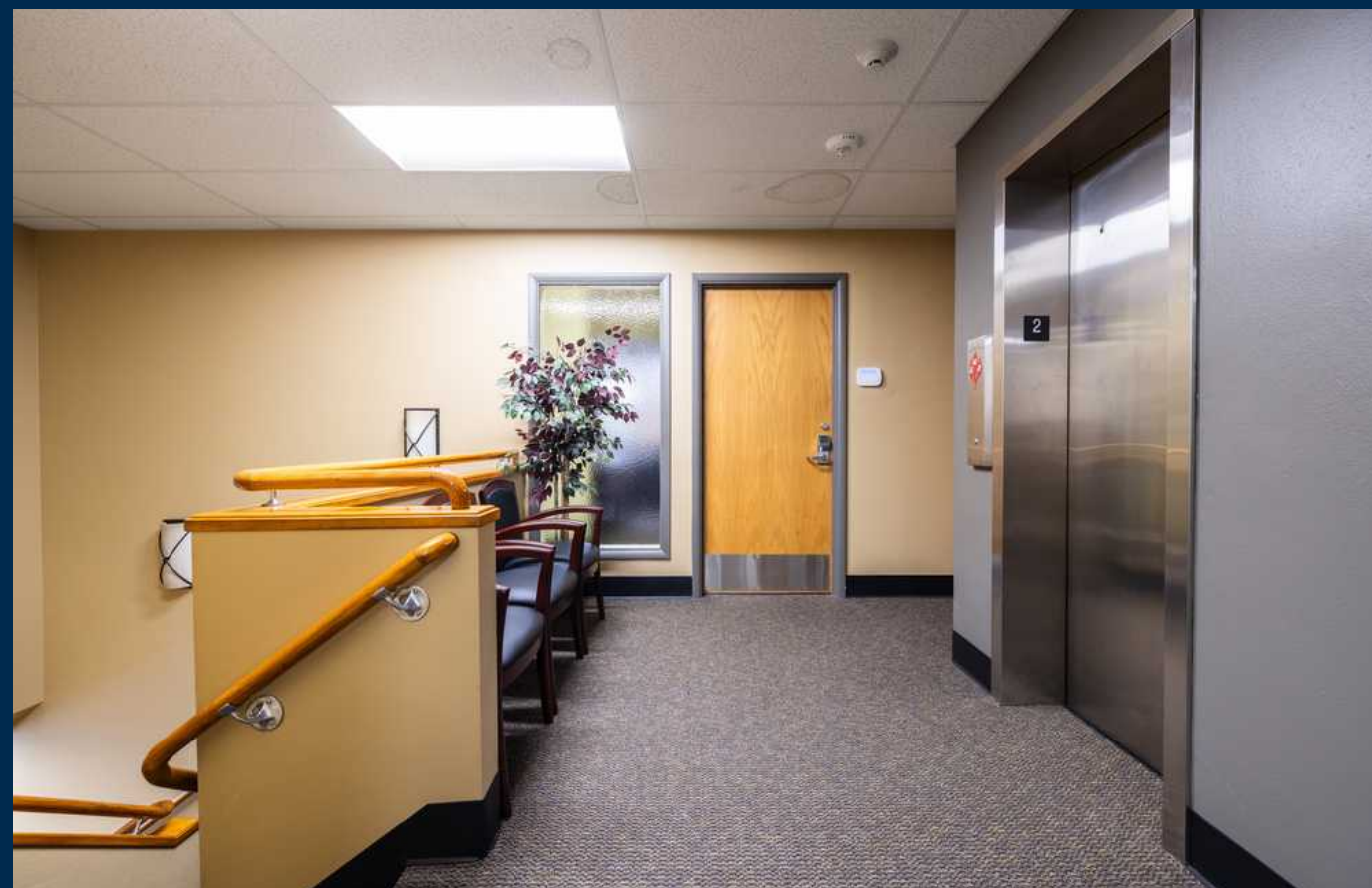
ZONE - C-1 - CENTRAL BUSINESS DISTRICT



PROPERTY HIGHLIGHTS

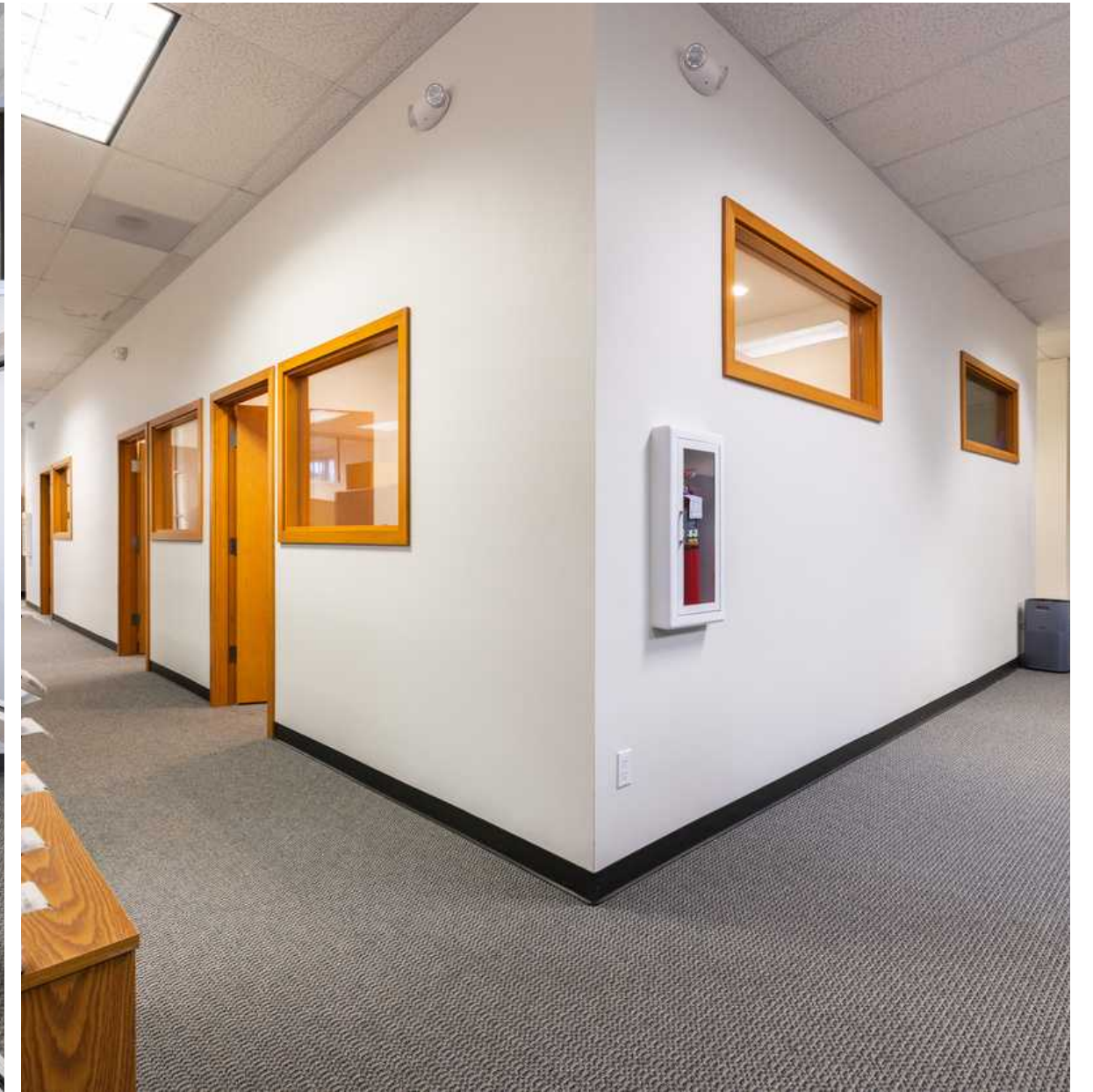


- Approximately 11,400 SF (per County Assessor) office building distributed between two floors.
- Building is serviced by 3 meters allowing for possible division serving multiple tenants.
- Possible development of residential on the top floor to be confirmed with the City of Mount Vernon.
- Building serviced by elevator and dual staircases.
- Current layout supports reception, work areas, private offices, cubicle spaces and multiple conference rooms.
- Top floor was recently remodeled and 1st Floor is a new build out.
- Fiber Optic is available in downtown Mount Vernon.



FOR SALE

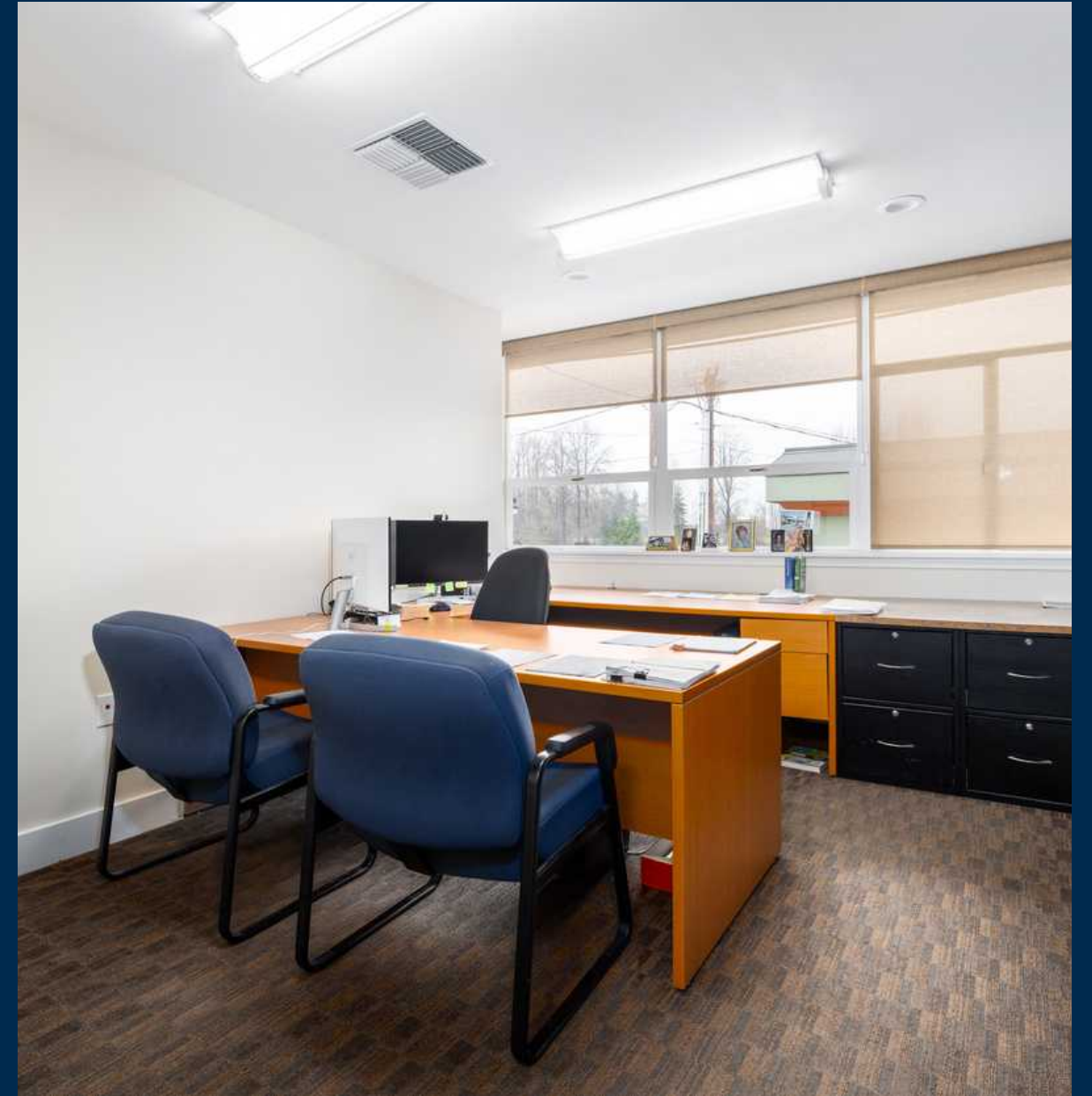
GROSS AREA OF 1ST FLOOR | APPROX 5,700 SF



PROPERTY OVERVIEW

FOR SALE

GROSS AREA OF 2ND FLOOR APPROX. 5,700 SF



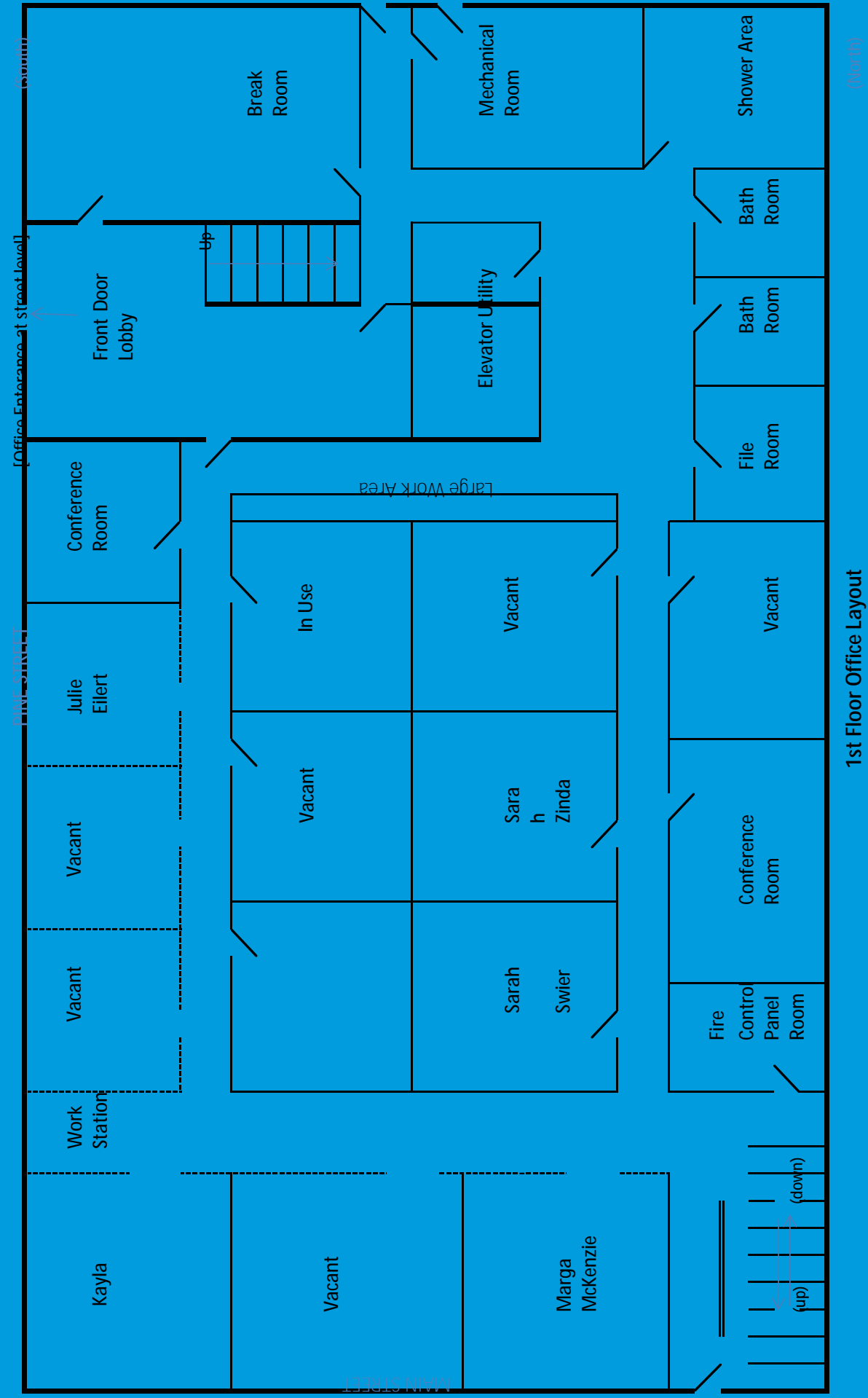
PROPERTY OVERVIEW

SITE LOCATION



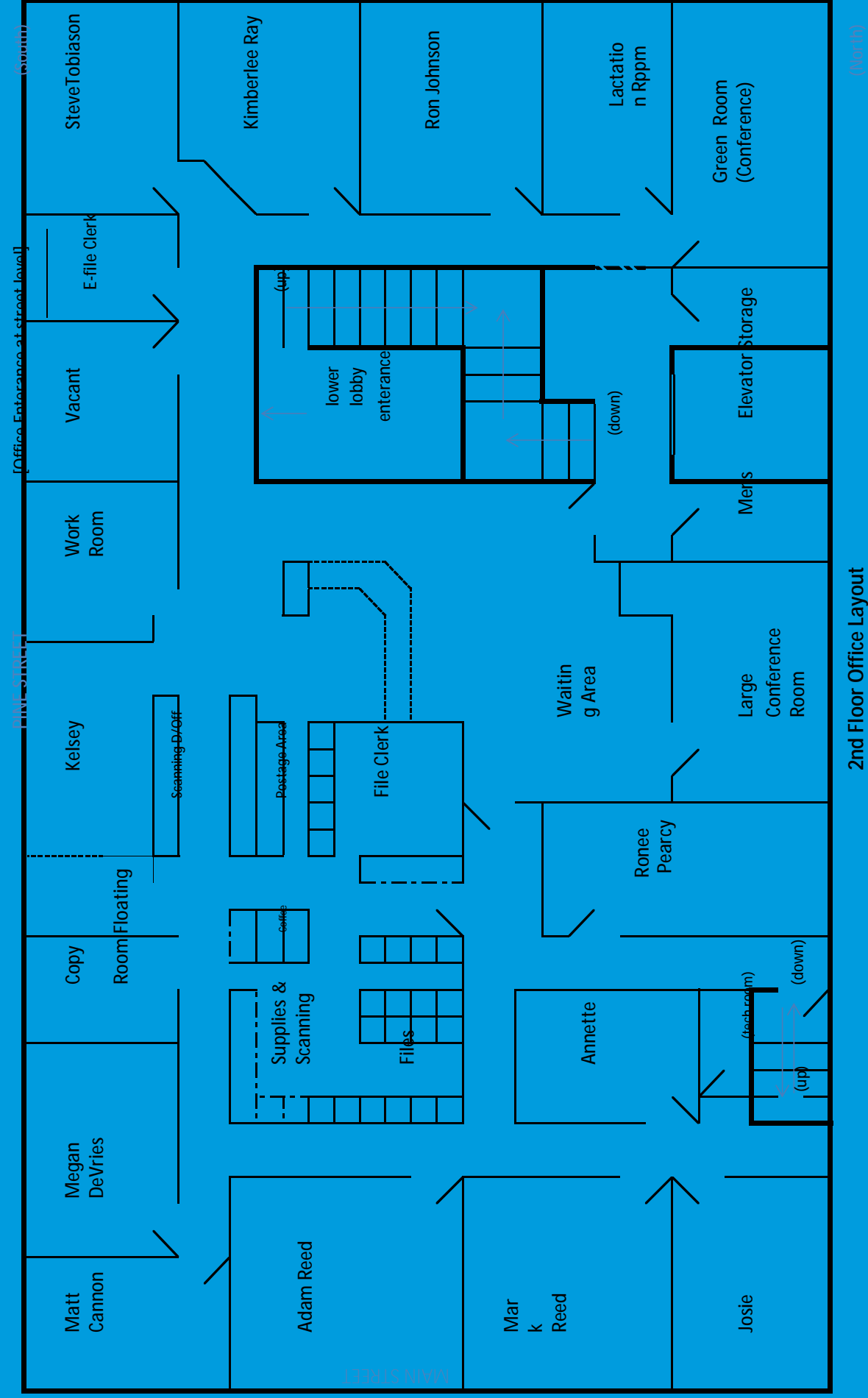
PROPERTY OVERVIEW

Date of Map: 1/11/2022



1st Floor Office Layout

Date of Map: 1/11/2022



DEMOGRAPHICS



MOUNT VERNON WASHINGTON

TRAFFIC COUNTS

I-5 & Anderson Rd.	69,500 VPD
I-5 & Kincaid (Downtown)	72,062 VPD

DEMOGRAPHICS

CENSUS 2022

Population	35,527
Total Households	12,942
Median HH Income	\$80,547
Median Home Value	\$436,054



Balisa Koetje

MANAGING BROKER

balisa@windermere.com | 360.421.4111

A graduate of Whitworth College I have degrees in Accounting, Economics, and Business Management.

Accompanied by my early years in Corporate Finance and over thirty years of managing clients commercial portfolios, I have a vast amount of experience in Buying, Selling, and Leasing of Commercial Buildings, Industrial/Warehousing/Manufacturing Properties, Government Tenant Properties, and MultiFamily Complexes. It is a joy to meet the needs of our clients.

My escape is my family, traveling, and trekking the wonders of the world.



Jake Koetje

BROKER

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I attended Saddleback College in Southern California studying business.

Growing up in a family vested in Commercial Real Estate, I learned early the value and return in this investment. For the past 10 years I have worked with clients expanding, selling, and rolling their portfolios. Whether it is a first investment or a growing portfolio I appreciate the efforts of our clients as we work together achieving their goals.

My escape is my daughter and family. You can find us snowboarding, fly fishing, hiking in the mountains, and traveling.

