



Dave Hilbert

Designated Broker



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www.RealEstate2000Corp.com





JERRY'S GROCERY

\$1,100,000

1331 S 2nd St Mount Vernon, WA 98273

Seize an extraordinary opportunity to own a trio of diverse and lucrative commercial investments, all nestled within a single, strategically positioned building. Encompassing a substantial 13,769 square feet lot, the property accommodates a spacious 2,612 square feet Building. Conveniently situated within Mount Vernon's bustling downtown corridor, this coveted property showcases a meticulously maintained convenience store, an enticing Indian restaurant which leases for \$2,000 a month, and a profitable rental apartment which leases for \$1,000 a month. Both leases are additional income to the P&L \$185,000 Gross Income giving this listing a **20.12% Cap Rate!**

Upgrades include the addition of a modern commercial-grade kitchen and a dedicated sanitation area, enhancing the property's appeal and functionality.

Boasting impressive visibility and prominent on-site signage, the location garners significant exposure, capturing the attention of an estimated 10,000 passing vehicles on a daily basis.

Benefiting from its strategic locale, this site is poised for substantial growth, positioning it as an enticing prospect for discerning investors. Kindly note the importance of respecting the operational hours of the Indian restaurant tenant to ensure a harmonious relationship. This exceptional investment opportunity boasts a compelling 17% cap rate, underscoring its potential for remarkable returns. 2022 Gross Income \$679,672.78 and a Net Income of \$185,278.72. Don't miss out on this remarkable proposition that seamlessly combines convenience, prime location, and promising future prospects.



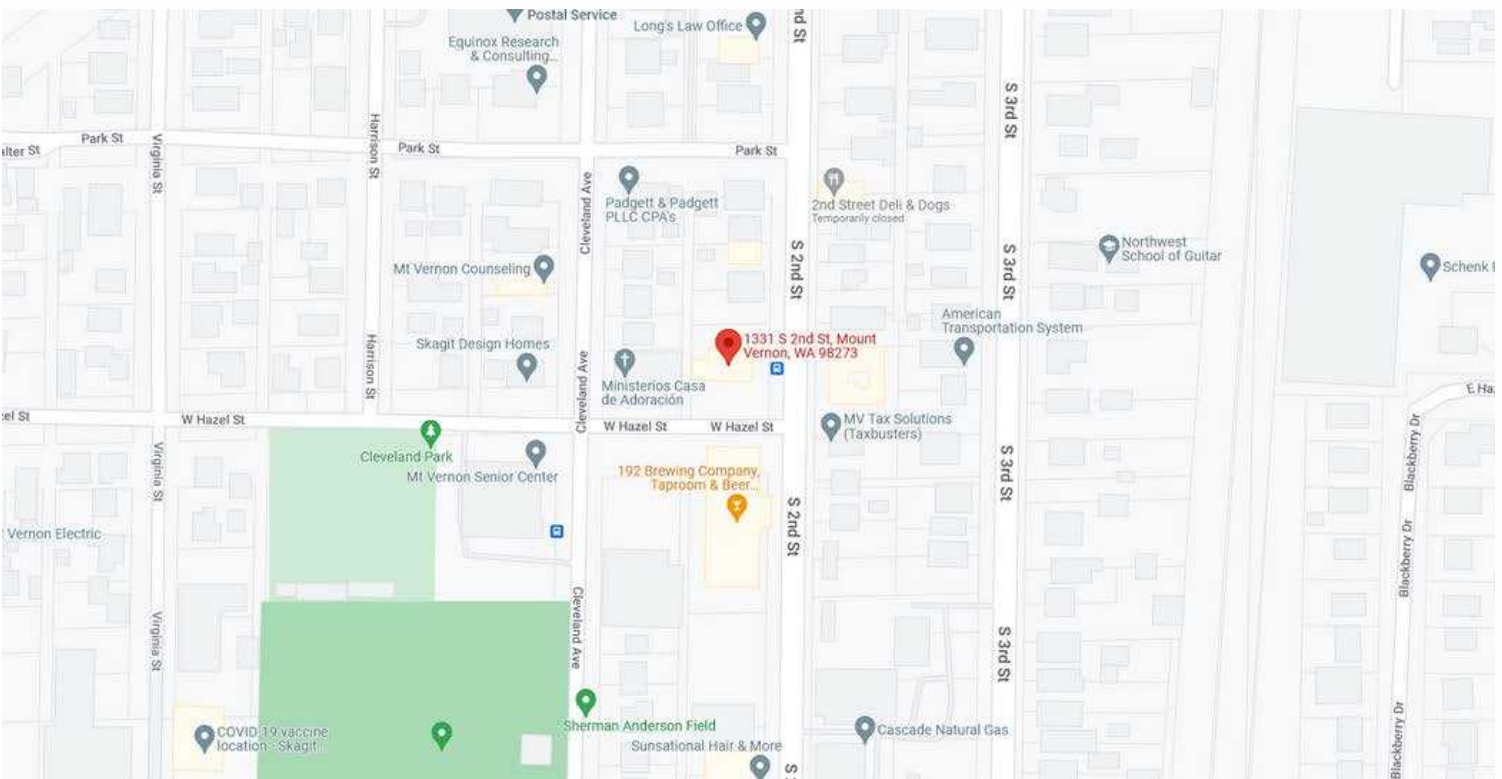
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SHINGARA SINGH, INC**PROFIT AND LOSS**

January - December 2022

Income	
Net Sales	\$630,845.94
Sales Tax Collected	\$43,486.43
Commission and Rebate	\$5,340.39
Total Income	\$679,672.78
Cost of Goods Sold	
Purchases	\$295,272.69
Total COGs	\$295,272.69
Gross Profit	\$384,400.07
Expenses	
Credit Card Disc Fee	\$843.73
Insurance Expenses	\$8,018.01
Computer and Internet Expenses	\$2,798.81
License & Permits	\$235.00
Office Expenses	\$207.65
Repairs and Maintenance	\$4,608.08
Salaries & Wages	\$101,137.72
Security Service	\$766.32
Taxes-FICA	\$7,737.04
PFML Tax Exp	\$0.00
Taxes- FUTA	\$324.11
Taxes- SUTA	\$630.80
Taxes- L&I	\$1,773.24
Taxes- Business	\$46,627.73
Taxes- Property	\$2933.46
Utilities	\$20,479.65
Total Expenses	\$199,121.35
Net Income	\$185,278.72
Cap Rate	17%

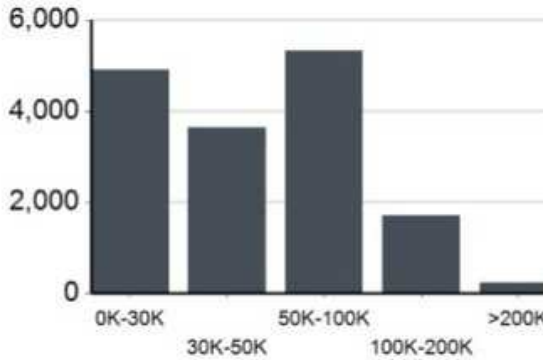


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Location Facts & Demographics

INCOME BY HOUSEHOLD



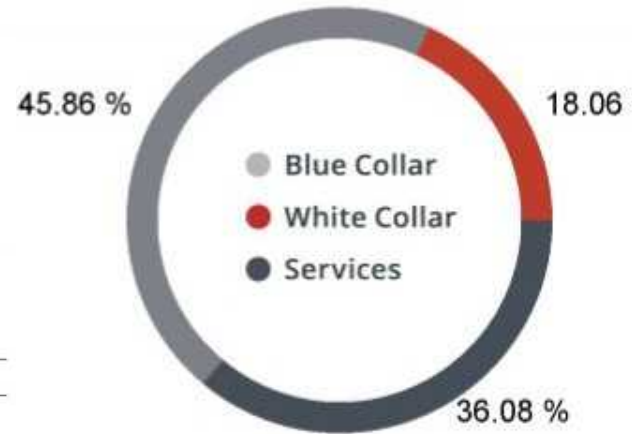
CITY, STATE
Mount Vernon, WA

POPULATION
38,864

AVG. HHSIZE
2.67

MEDIAN HH INCOME
\$53,280

EMPLOYMENT



HH SPENDING



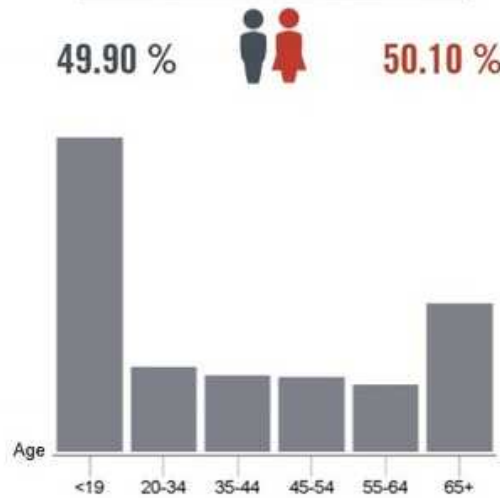
HOME OWNERSHIP

Renters:	6,190
Owners:	7,876

42.84 %
Employed

1.80 %
Unemployed

GENDER & AGE



EDUCATION

High School Grad:	22.98 %
Some College:	29.82 %
Associates:	8.06 %
Bachelors:	20.50 %



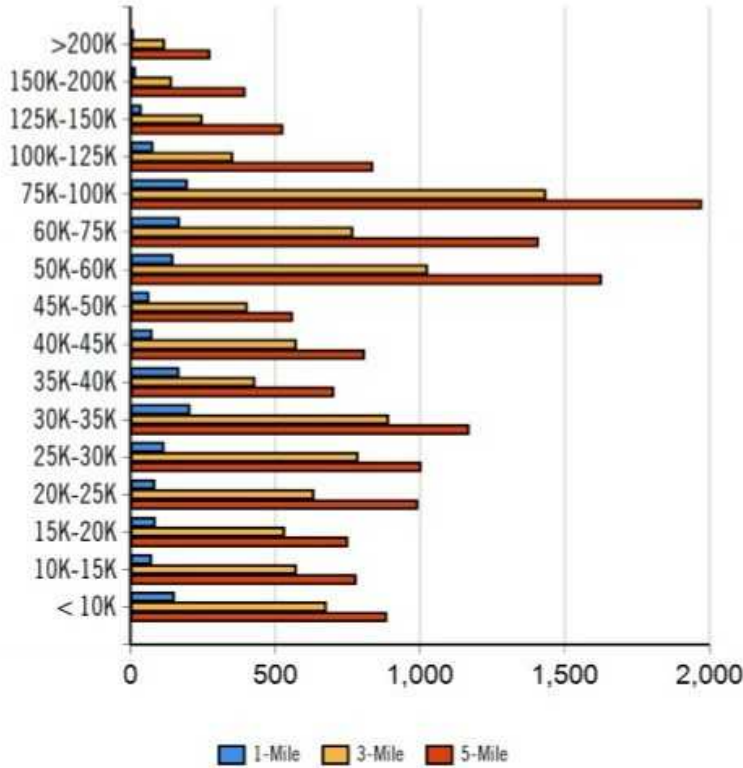
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	297	4	112	170	27	240	42	64	138	504	173	69	134
3-Mile	959	21	625	1,577	386	1,429	280	253	749	2,303	1,032	506	685
5-Mile	1,400	23	1,138	2,304	627	2,283	432	353	1,279	3,732	1,394	758	1,199

Household Income



Radius	Median Household Income
1-Mile	\$46,490.78
3-Mile	\$46,286.86
5-Mile	\$50,911.32

Radius	Average Household Income
1-Mile	\$56,850.89
3-Mile	\$54,730.71
5-Mile	\$58,317.46

Radius	Aggregate Household Income
1-Mile	\$86,077,544.51
3-Mile	\$509,213,016.48
5-Mile	\$867,611,895.97

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,900	15,813	24,696
High School Grad	866	3,825	5,697
Some College	770	4,342	6,933
Associates	205	1,315	2,102
Bachelors	279	1,597	2,749
Masters	108	717	1,258
Prof. Degree	43	278	516
Doctorate	22	155	258

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	45 %	58 %	59 %
Teen's	48 %	86 %	88 %
Expensive Homes	11 %	22 %	25 %
Mobile Homes	25 %	83 %	98 %
New Homes	61 %	84 %	97 %
New Households	61 %	107 %	109 %
Military Households	54 %	100 %	105 %
Households with 4+ Cars	71 %	118 %	125 %
Public Transportation Users	18 %	22 %	22 %
Young Wealthy Households	0 %	41 %	61 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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