



Historic Downtown Mount Vernon Retail and Office Building

Seize this occasion to acquire coveted commercial real estate in the bustling downtown historic hub of Mount Vernon. Enjoy versatile accessibility through both front and rear entrances, complemented by ample nearby parking facilities. This property presents a myriad of possibilities, whether leasing individual office units or establishing a comprehensive enterprise, complete with communal and public areas downstairs, and private office suites above. Street-level spaces are ideal candidates for retail shops or even a bar and restaurant.

Investment or Owner-User scenarios are possible. Additionally, an approximate 700-square-foot one-bedroom apartment is seamlessly integrated within the premises. Benefit from the abundant daily foot traffic and advantageous proximity to diverse amenities including retail outlets, dining establishments, supermarkets, and the picturesque riverfront park. Act swiftly to capitalize on this unparalleled prospect.



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Retail and Office Building for Sale

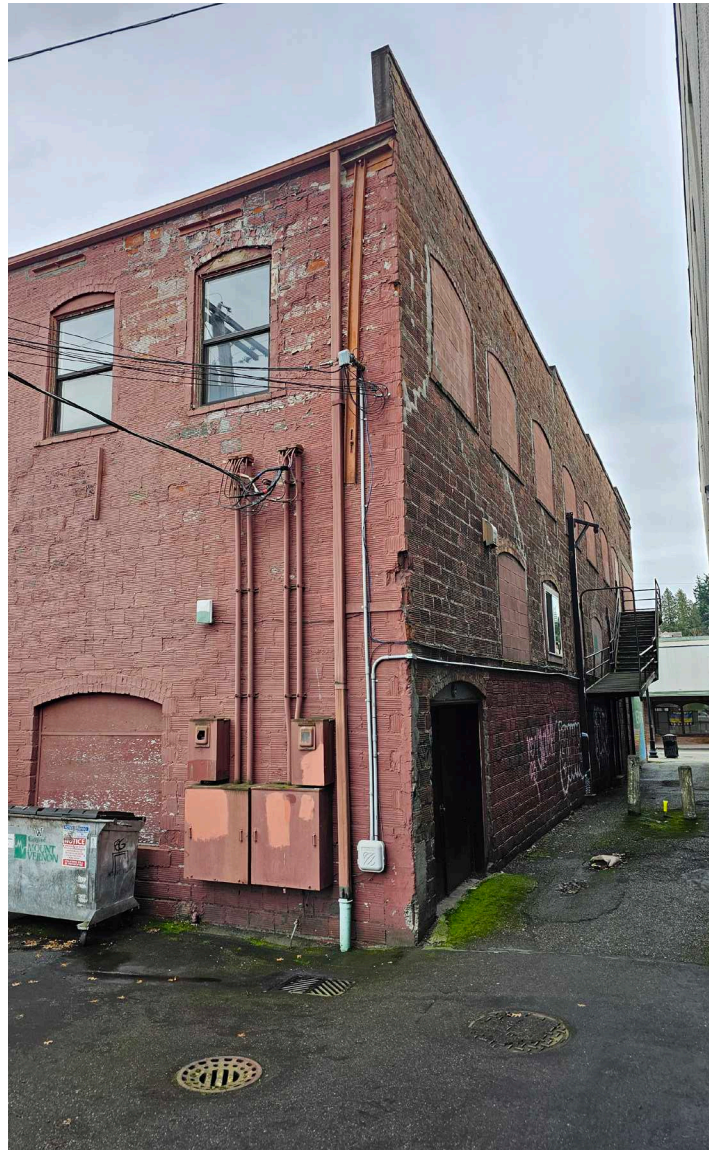
Building Details

- Asking Price: \$1,000,000
- Total Square Footage: 9056 (Skagit County Assessor)
- Lot Size: .106AC/4,600SF
- Stories: 2
- Condition: As-Is Empty Shell
- Roof: Torch Down
- Typical Floor: ~4,080 SF
- Building Ht: ~34'
- Construction: Masonry
- Utilities: Sewer, Water, Electricity, Gas available
- Year Built: 1920
- Occupancy: Vacant
- Tenancy: Multi
- Parking: Ample Street Parking, Additional parking available
- Property Type: Office, Retail
- Subtype: Restaurant, Bar, Light Industrial
- Property Taxes 2024: \$8,175.42
- Parcel Number: P52008



Building Highlights

- Rare opportunity to own in historic walkable downtown Mount Vernon
- ~700 SF apartment space or additional leasable area
- Ample parking available
- Various potential scenarios for build-out. Maximize leasable area or create the ideal owner-user space.



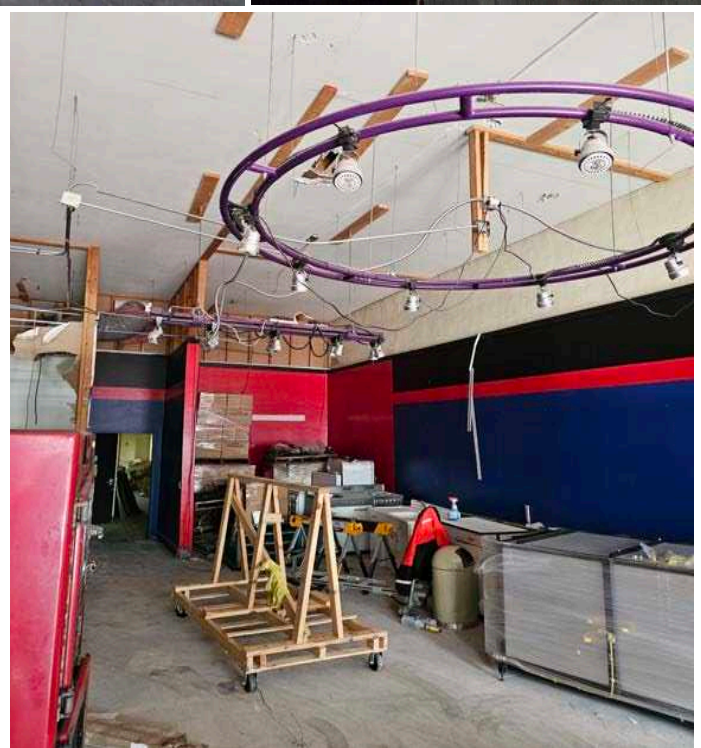
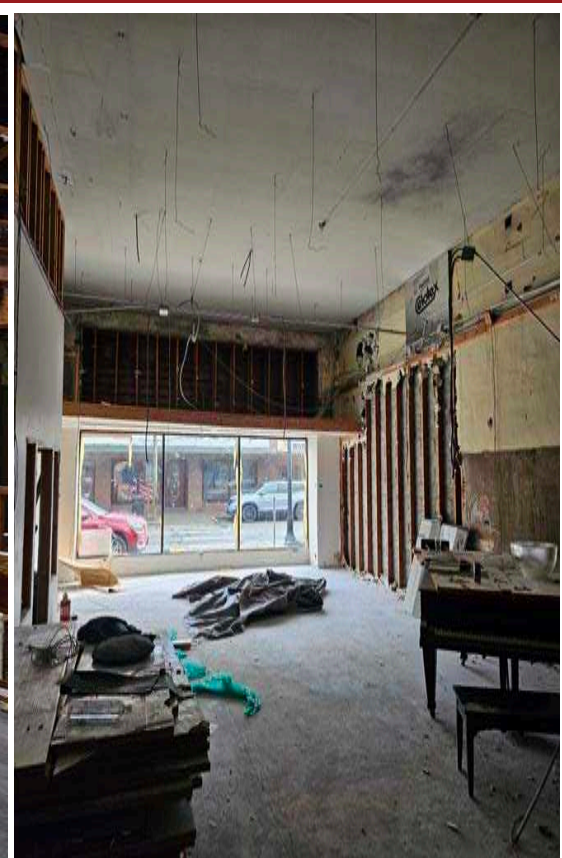
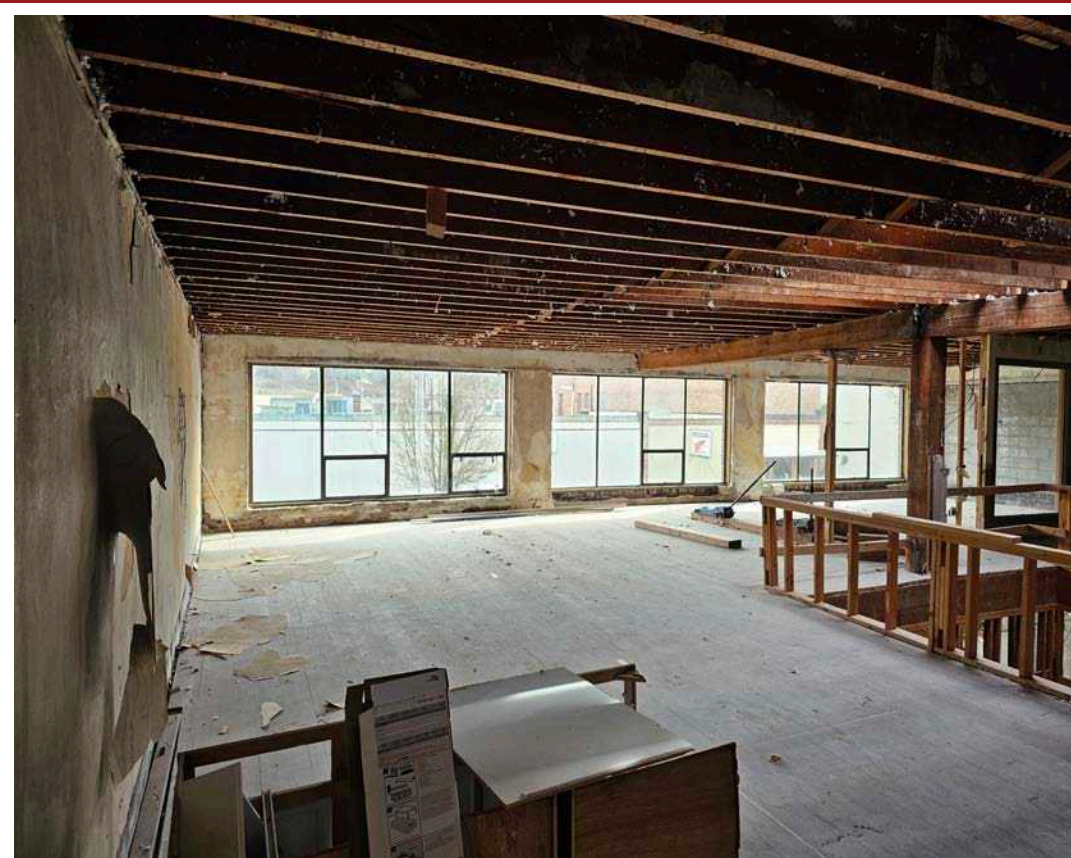
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Maximize Leasable Space or build out your dream Owner-User Building



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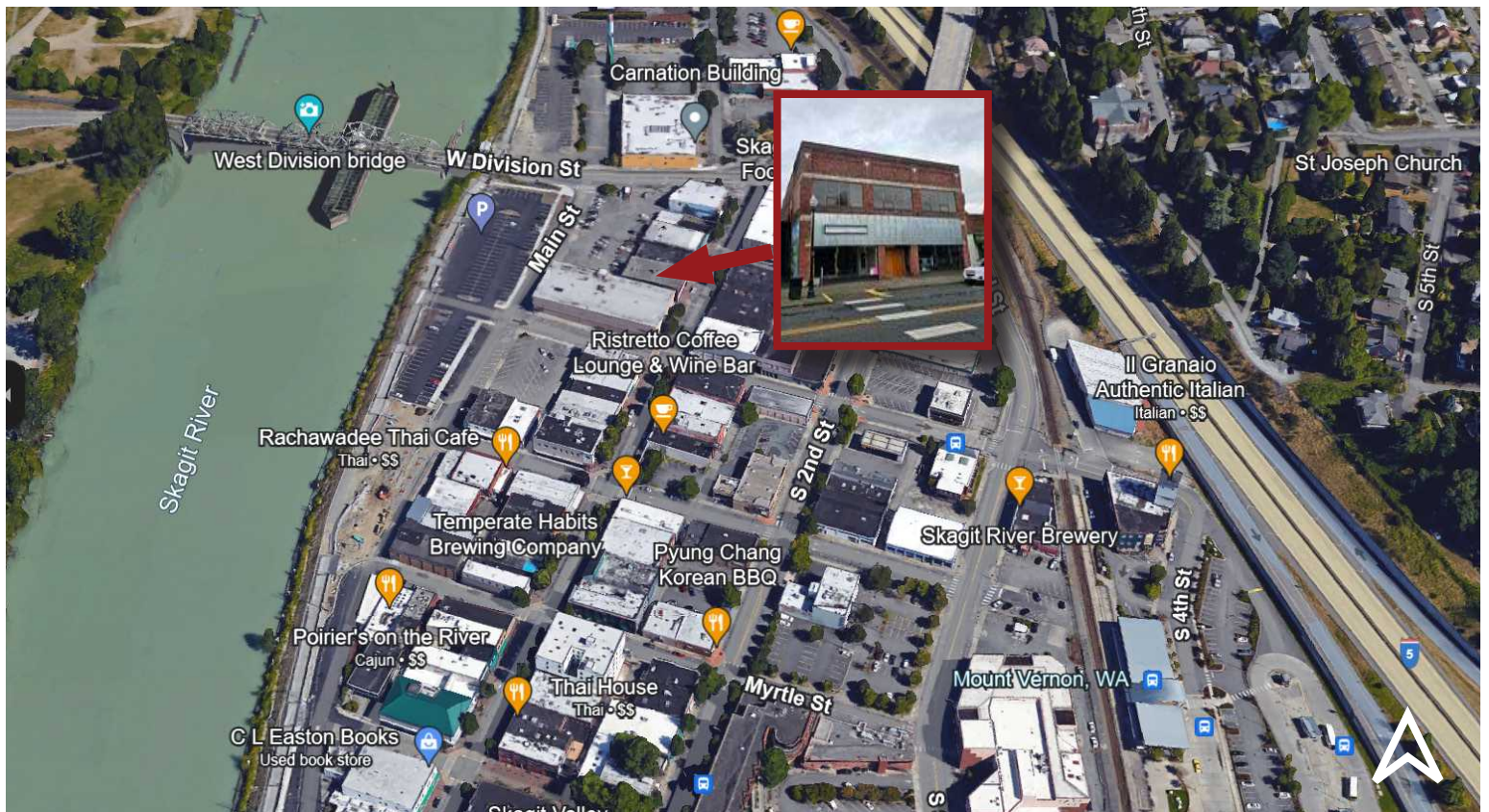
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Coveted commercial real estate in the downtown historic hub of Mount Vernon, WA



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