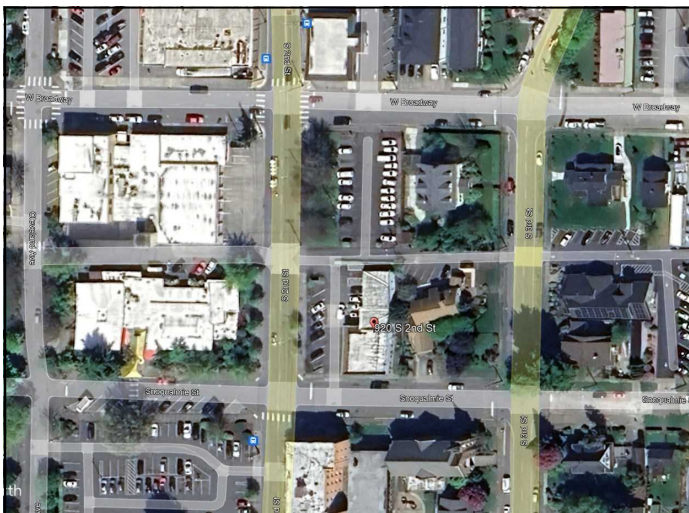


920 S 2ND STREET MOUNT VERNON, WA

FOR SALE

- 4,551 +/- building on 13,824 +/- sf land
- Gas forced air furnaces (2), air conditioning
- 14 parking stalls and street parking
- Easy access to I-5 exit 226/Kincaid
- Located at the south end of downtown Mount Vernon core
- Zoned C-1: Downtown Districts
- \$ 820,000



Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
clay@claylearned.com



All info deemed reliable however verification recommended.

KINCAID STREET
 MONUMENT IN CASE
 FOUND 7/03/97

OCCUPATIONAL INDICATORS NOTE
 THIS SURVEY HAS DEPICTED EXISTING OCCUPATION LINES IN ACCORDANCE WITH W.A.C. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP-BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

LEGAL DESCRIPTION
 LOTS 7 AND 8, BLOCK 5, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATED IN SKAGIT COUNTY, WASHINGTON (DESCRIPTION FROM ISLAND TITLE CO. 7/23/01 SUPPLEMENTAL NO. 1 TO COMMITMENT NO. B18224)

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TC11105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. BASIS OF BEARING: ASSUMED BEARING FROM THE EXISTING MONUMENT ON THE CENTERLINE OF 3RD STREET AND TEN FEET SOUTH OF BROADWAY STREET TO THE EXISTING MONUMENT ON THE CENTERLINE OF 3RD STREET AND TEN FEET SOUTH OF SNOQUALMIE STREET= SOUTH 0°02'01" WEST.
3. THIS MAP REPRESENTS THE EXISTING CONDITIONS AS FOUND ON THE DATES OF SURVEY: JULY 26 AND 30, 2001. F.B.#608 PGS. 66-69.
4. THE UTILITIES SHOWN HEREON REPRESENT WHAT WAS FOUND BY FIELD INVESTIGATION ON THE DATES OF THE SURVEY. THE 1-800 UTILITY LOCATE SERVICE WAS USED. OTHER UNDERGROUND UTILITIES MAY EXIST IN THIS AREA, BUT THIS MAP IS NOT REPRESENTING ANY UTILITIES THAT WERE NOT APPARENT ON THE GROUND.

AUDITOR'S CERTIFICATE

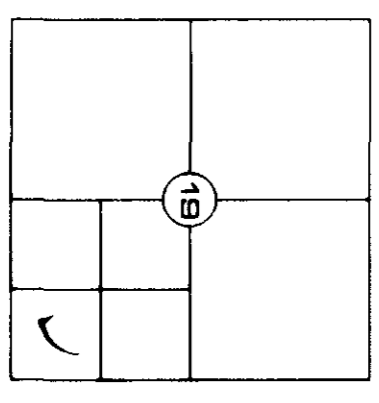
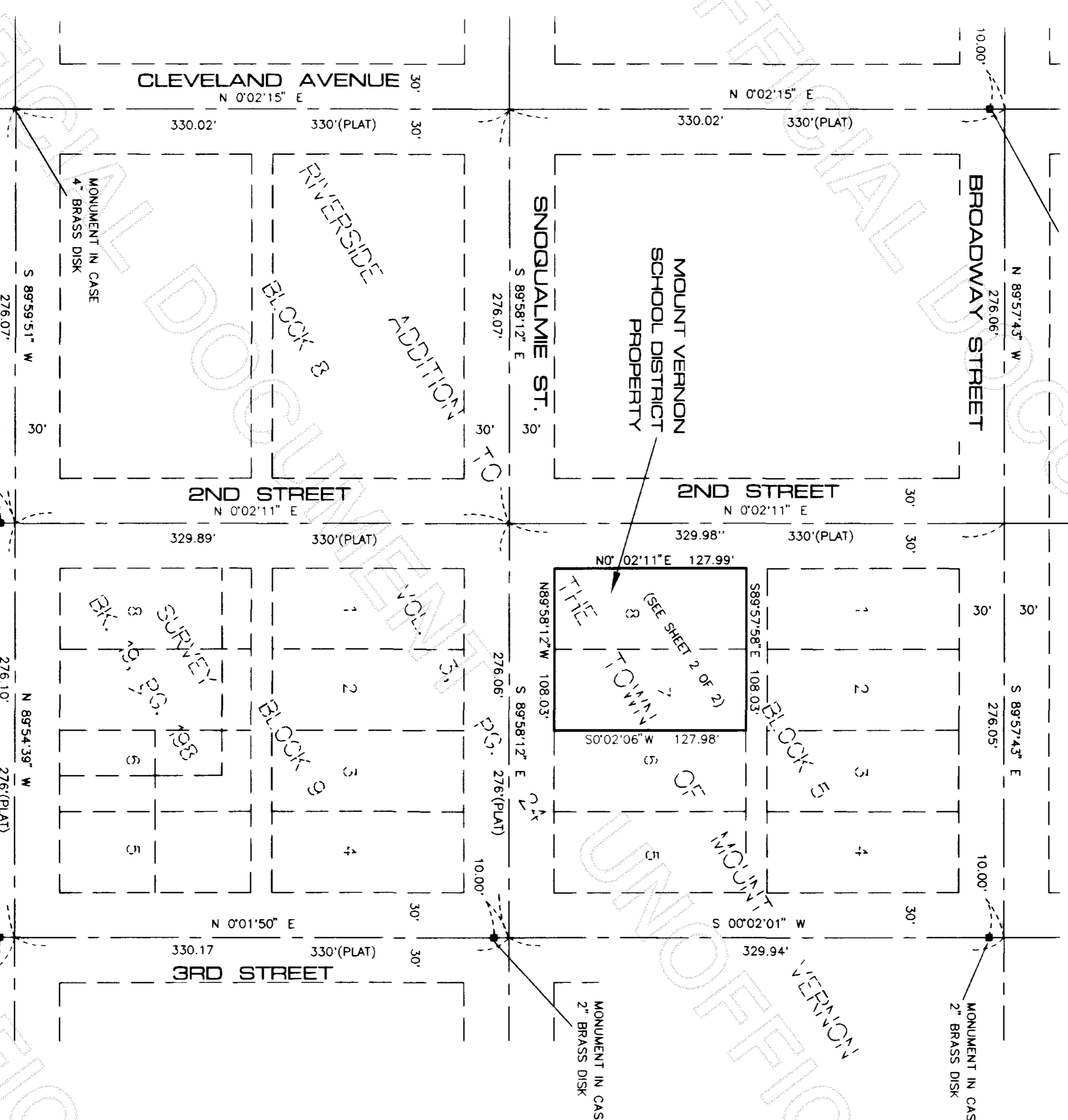
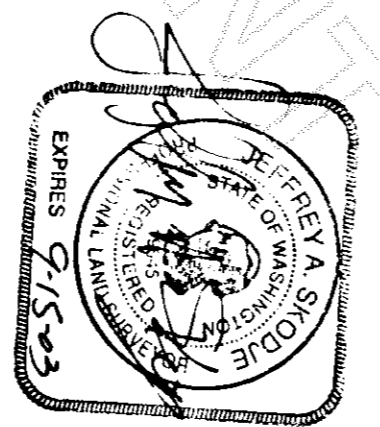
FILED FOR RECORD THIS 7th DAY OF November 2001 AT 11:12 A.M. AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJUE INC. UNDER AUDITOR'S FILE NUMBER 22011070095

Norma Brummett
 Skagit County Auditor
Melody Berrossett
 BY DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF MOUNT VERNON SCHOOL DISTRICT NO. 320

JEFFREY A. SKODJUE, P.L.S.
 CERTIFICATE NO. 19645 DATE 11/07/01



INDEX MAP
 SECTION 19-134N-4E

SHEET 1 OF 2 01130R05.DWG

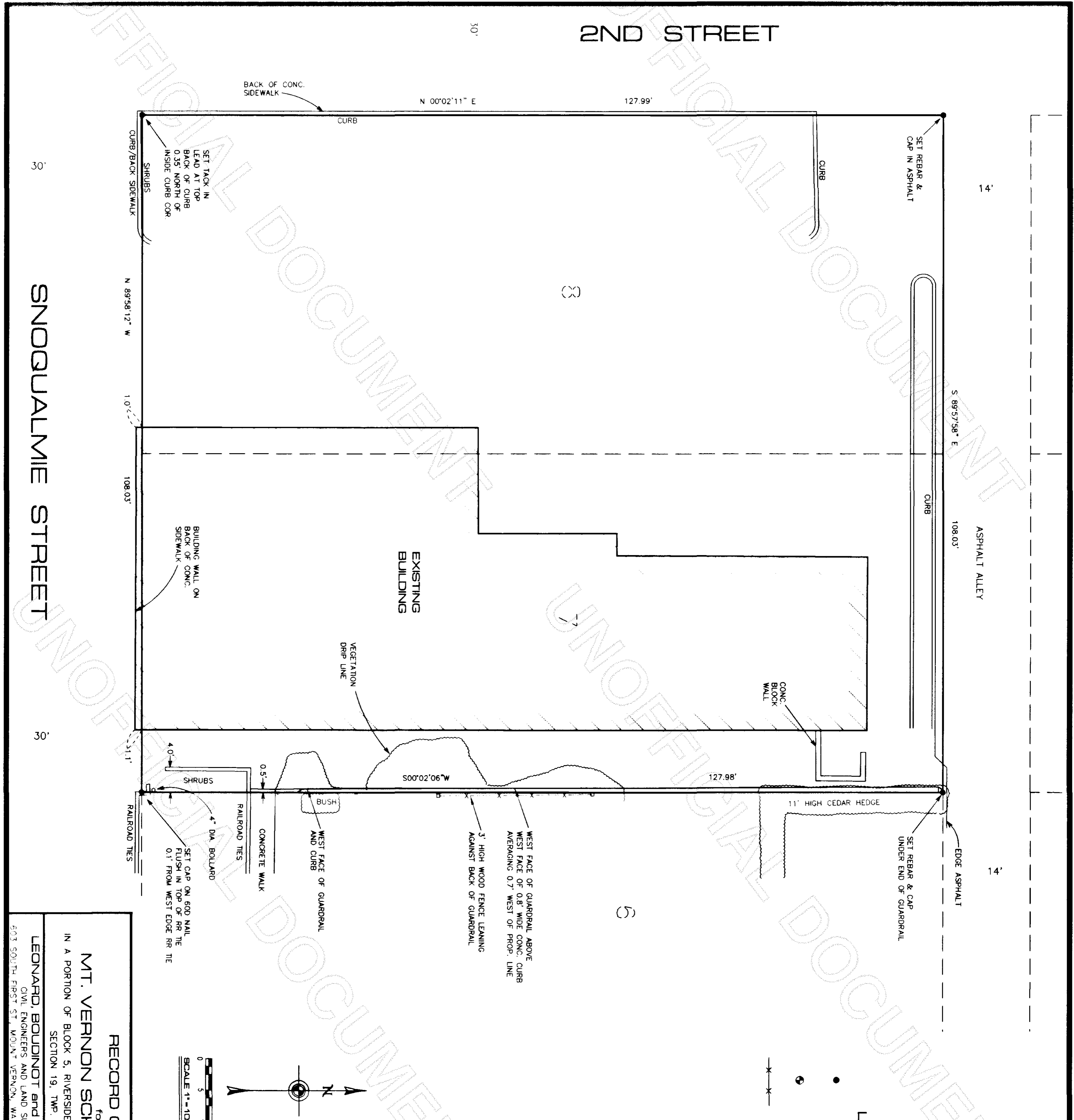
SURVEY MONUMENTATION

SCALE: 1" = 60'

RECORD OF SURVEY

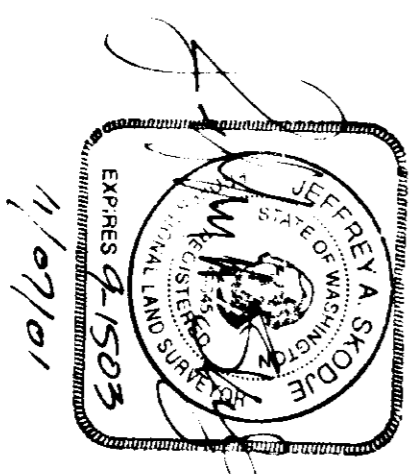
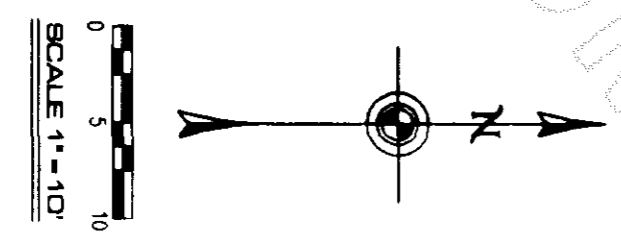
for
MOUNT VERNON SCHOOL DISTRICT NO. 320
 IN A PORTION OF BLOCK 5, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON
 SECTION 19, TWP. 34 N., RGE. 4 E., W.M.

DRAWN BY: JH DATE: AUGUST 2001 SCALE: N/A
 FIELD BOOK: 32 PGS. 66-69 JOB NO.: 01130
LEONARD, BOUDINOT and SKODJUE, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
403 S. OAK ST. WEST ST. WENATCHEE, WASH. 98573-3607-336-575



LEGEND

- DENOTES SET PROPERTY CORNER, 1/2" REBAR WITH YELLOW CAP MARKED SKODJE 19645, OR AS NOTED
- ⊙ DENOTES FOUND SURVEY MONUMENT IN CASE: 01/21/01.
- x—x—x— EXISTING LEANING WOOD FENCE LINE



RECORD OF SURVEY

SHEET 2 OF 2 01130R05.DWG

for
MT. VERNON SCHOOL DIST. NO. 320
 IN A PORTION OF BLOCK 5, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON
 SECTION 19, TWP. 34 N., RGE. 4 E., W.M.
LEONARD, BOUDINOT and SKODJE, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 503 SOUTH FIRST ST. MOUNT VERNON, WA 98273 (360) 338-5751
 SCALE: 1"=10'
 JOB NO: 01130

SNOQUALMIE STREET

2ND STREET

Davis Bldg

MOODY'S

Learned Commercial, Inc.

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



**Parcel
Aerial**

Google

Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

Davis Bldg

920 S 2nd

Mount Vernon, WA 98273

Clay Learned
clay@claylearned.com
360-770-1388

MOODY'S
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 920 S 2nd, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

41,980

AVG. HHSIZE

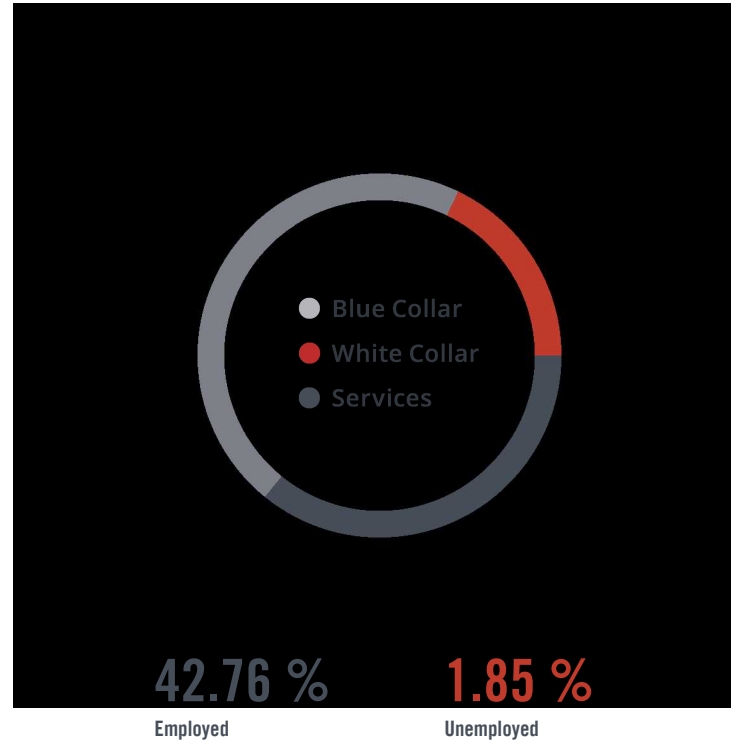
2.67

MEDIAN HH INCOME

\$53,512

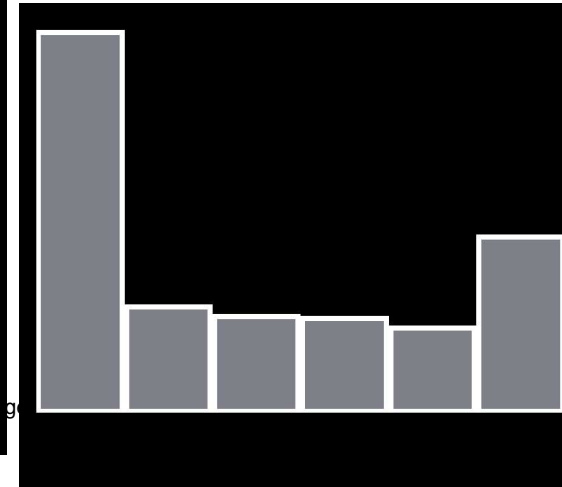
HOME OWNERSHIP

8,498



GENDER & AGE

49.95 % 50.05 %



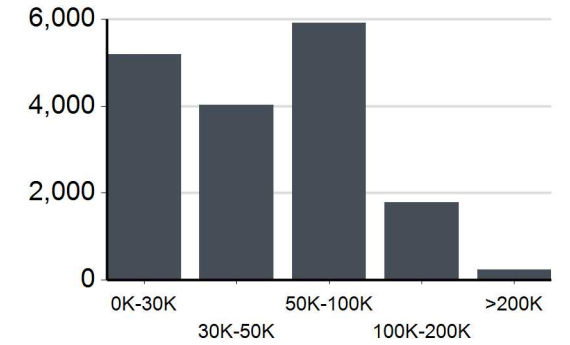
RACE & ETHNICITY

White: **57.29 %**
 Asian: **0.56 %**
 Native American: **0.70 %**
 Pacific Islanders: **0.01 %**
 African-American: **0.24 %**
 Hispanic: **25.62 %**
 Two or More Races: **15.58 %**

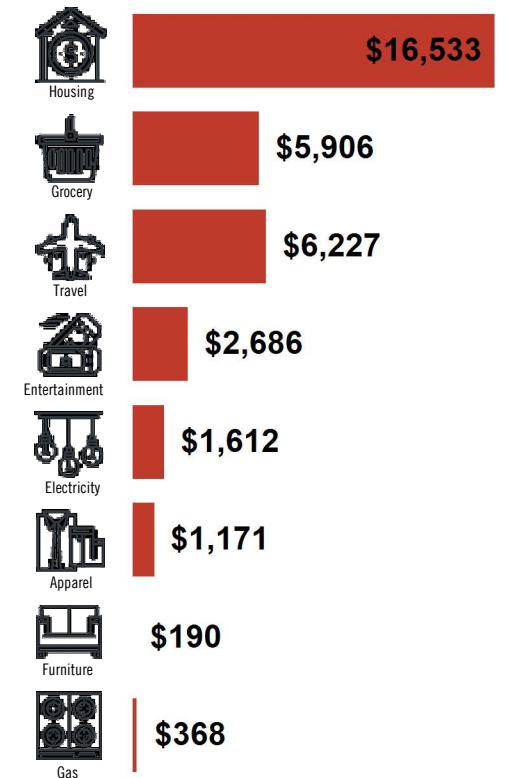
EDUCATION

High School Grad: **23.14 %**
 Some College: **30.33 %**
 Associates: **7.76 %**
 Bachelors: **19.95 %**

INCOME BY HOUSEHOLD



HH SPENDING

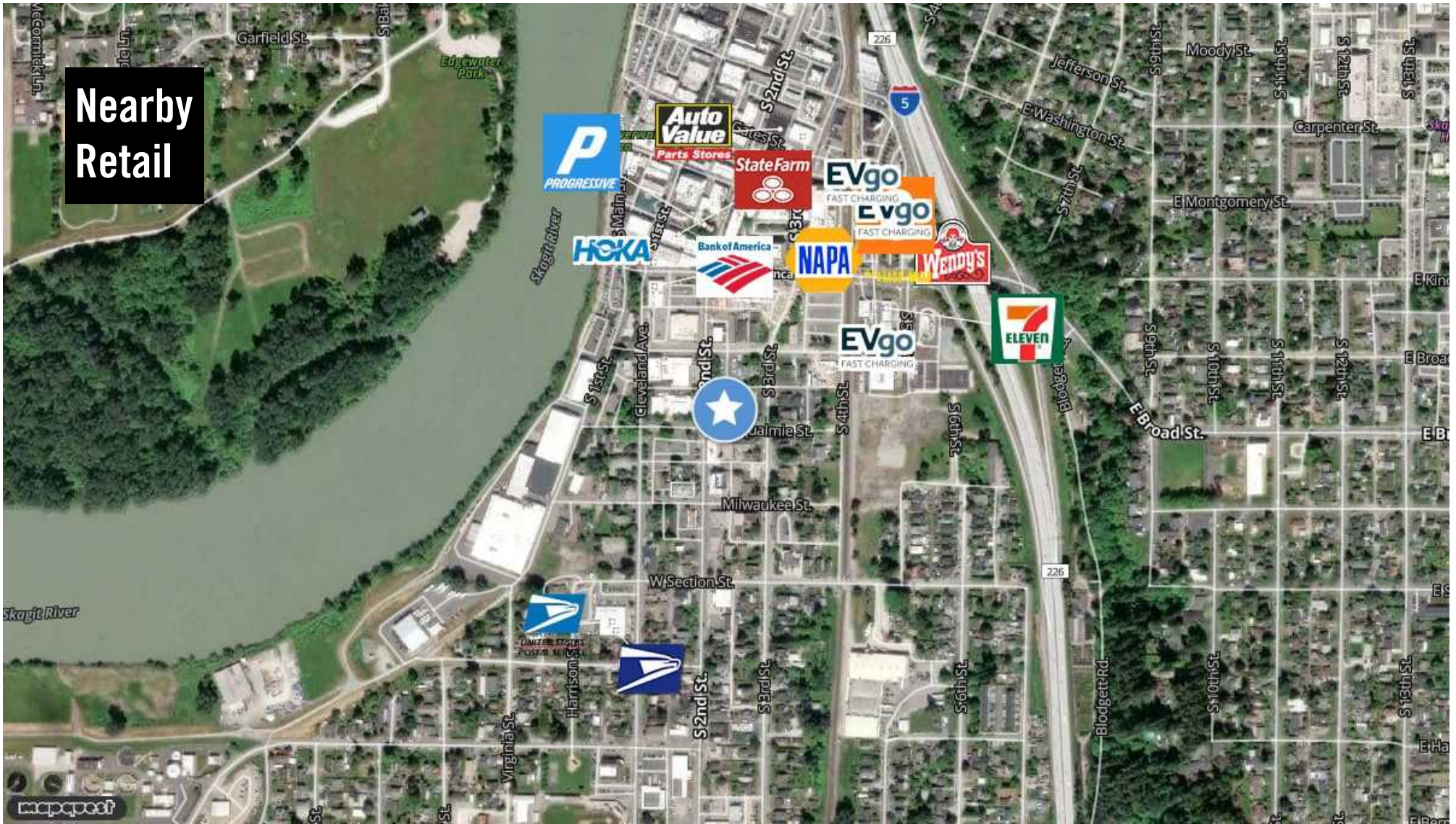


Davis Bldg

Learned Commercial, Inc.

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

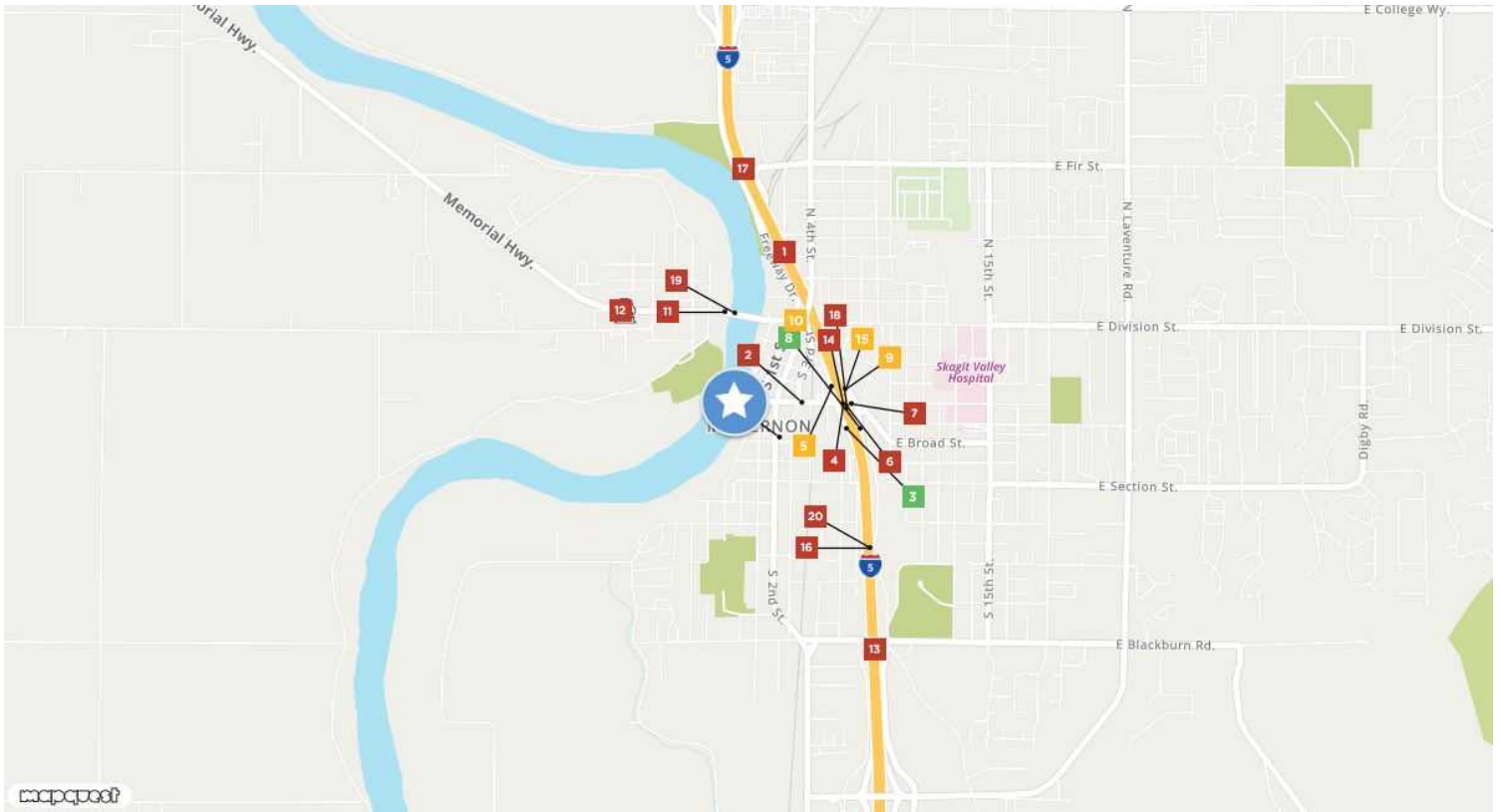
Nearby Retail



Clay Learned
clay@claylearned.com
360-770-1388

MOODY'S
ANALYTICS | Catylist

Traffic Counts



I 5 1	West Kincaid Street 2	Union St 3	East Kincaid Street 4	E Kincaid St 5
Anderson Rd	S 4th St	Year: 2021	I- 5	Year: 2021
Year: 2022	Year: 2021	Year: 2021	Year: 2021	Year: 2021
79,746	14,578	3,748	13,714	6,087
Year: 2019	Year: 2019	Year: 2019	Year: 2018	Year: 2019
76,000	15,000	4,200	14,000	6,900
Year: 2017	Year: 2018	Year: 2018		Year: 2018
62,000	15,000	4,200		6,800
I 5 6	Broad Street 7	Broad St 8	I- 5 9	West Division Street 10
Cameron Way	I- 5	Year: 2021	Year: 2021	FwyDr
Year: 2021	Year: 2021	Year: 2021	Year: 2021	Year: 2021
55,282	13,714	3,611	6,710	9,168
Year: 2019	Year: 2019	Year: 2019	Year: 2017	Year: 2018
61,000	14,000	4,200	15,000	9,600
Year: 2007	Year: 2018	Year: 2018	Year: 2013	
67,628	14,000	4,200	13,820	
West Division Street 11	West Division Street 12	I 5 13	East Kincaid Street 14	S 3rd St 15
Curtis St	S Barker St	I- 5	I- 5	Year: 2019
Year: 2021	Year: 2021	Year: 2021	Year: 2019	Year: 2019
18,510	12,011	62,472	14,000	7,600
Year: 2019	Year: 2019	Year: 2018	Year: 2015	Year: 2018
19,000	13,000	70,000	14,000	7,600
Year: 2018	Year: 2010		Year: 2013	Year: 2017
13,000	23,000		13,910	7,700
E College Way 16	I- 5 17	I- 5 18	W Division St 19	S 7th St 20
Year: 2019	I- 5	Broad St	Division	E Hazel St
Year: 2019	Year: 2019	Year: 2018	Year: 2018	Year: 2018
70,000	76,000	61,000	19,000	70,000
Year: 2018	Year: 2018	Year: 2017	Year: 2017	
76,000	76,000	60,000	20,000	
		Year: 2015	Year: 2015	
		57,000	20,000	

Clay Learned
 clay@claylearned.com
 360-770-1388

MOODY'S
 ANALYTICS

Catylist

**Chapter 17.45
C-1 DOWNTOWN DISTRICTS**

Sections:

[17.45.010 Overall intent.](#)

[17.45.020 Subdistricts and more detailed intent.](#)

[17.45.030 Permitted uses.](#)

[17.45.040 Accessory uses.](#)

[17.45.050 Conditional uses.](#)

[17.45.060 Prohibited uses.](#)

[17.45.070 Development standards.](#)

17.45.010 Overall intent.

The intent of this chapter is to establish and preserve the city's historic downtown and downtown-adjacent neighborhoods having a wide range of retail uses and businesses, housing options, public open space, government and professional offices and places of amusement in a setting conducive to safe, convenient, comfortable, and attractive pedestrian use. (Ord. 3749 § 3, 2018).

17.45.020 Subdistricts and more detailed intent.

The C-1 zone consists of three distinct subdistricts identified and illustrated below:

A. C-1a. That area bound by Division Street on the north, Broadway Street on the south between South 1st Street and the Burlington Northern Santa Fe (BNSF) railroad right-of-way and Kincaid Street on the south between the BNSF railroad right-of-way and Interstate-5, the Skagit River on the west, and Interstate-5 on the east.

1. This subdistrict emphasizes pedestrian-oriented retail shopping on the ground floor. The area is required to include a high level of pedestrian amenities, including continuous storefronts with awnings, and pedestrian sidewalks wider than those found in other commercial zones. This subdistrict is composed of pedestrian-friendly streetscapes intended for shoppers walking from merchant to merchant, open spaces, courtyards, trails, benches, appropriate lighting, and street trees. The design principles for buildings and streets are taken from traditional small towns not oriented to automobile travel.

B. C-1b. All areas lying outside subdistricts C-1a and C-1c.

1. This subdistrict provides for those downtown support services such as banks, offices, motels, gas stations and print shops which are not as pedestrian-oriented but are essential to the life of the downtown businesses.

C. C-1c. That area bound by Broadway Street to the north between South 1st Street and the Burlington Northern Santa Fe (BNSF) railroad right-of-way and Kincaid Street on the north between the BNSF railroad right-of-way and Interstate-5, South 1st Street to the west, Interstate-5 to the east, West Section Street (and a straight line projection of West Section Street from Harrison Street to South 1st Street) to the south with a projection of property extending approximately 630 linear feet to the intersection of West Section Street and the BNSF railroad right-of-way then extending east along the north right-of-way of East Hazel Street to where it intersects South 6th Street, then north to a point where South 6th Street intersects with West Section Street.

1. This subdistrict is intended to be a diverse and pedestrian-friendly neighborhood with a mix of housing, civic uses, and workplaces all within a short walk of each other. The retail and entertainment uses found within the C-1a subdistrict are intended to be supported by the C-1c subdistrict.

D. C-1 zoned property located within the areas mapped below shall have the subdistrict designation that is shown.



(Ord. 3749 § 3, 2018).

17.45.030 Permitted uses.

Permitted uses in the C-1 subdistricts include:

	Subarea C-1a	Subarea C-1b	Subarea C-1c
A. Retail stores.	Yes	Yes	Yes
B. Personal services.	Yes	Yes	Yes
C. Office uses with 500 square feet or less at ground	Yes	Yes	Yes

level.			
D. Office uses with more than 500 square feet at ground level.	No*	Yes	Yes
E. Banks and financial institutions.	Yes	Yes	Yes
F. Hotels.	Yes	Yes	Yes
G. Eating and drinking establishments.	Yes	Yes	Yes
H. Theaters.	Yes	Yes	Yes
I. Art galleries and museums.	Yes	Yes	Yes
J. Laundry and dry cleaning businesses.	No	Yes	Yes
K. Day nurseries.	Yes	Yes	Yes
L. Commercial or public parking garages and/or commercial or public surface parking.	Yes	No	No
M. Single-family, duplex, and multifamily residential uses with ground-level residential units of 35 units or less.	No*	No*	Yes
N. Single-family, duplex, and multifamily residential uses without ground-level residential units of 35 units or less.	Yes	Yes	Yes
O. Printing operations.	Yes	Yes	Yes
P. Upholstery shops.	Yes	Yes	Yes
Q. Private and vocational schools.	Yes	Yes	Yes
R. Civic uses.	Yes	Yes	Yes
S. Mixed use and live-work buildings.	Yes	Yes	Yes
T. Public parks, plazas and other open spaces.	Yes	Yes	Yes
U. Emergency shelter for the homeless; provided an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate additional homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate	Yes	Yes	Yes

that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have its occupancy set by the fire marshal and building official; and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law.

* Use possible with approved conditional use permit, see MVMC [17.45.050](#)

(Ord. 3749 § 3, 2018).

17.45.040 Accessory uses.

Permitted accessory buildings and uses in the C-1 district include:

- A. Residence for watchman, custodian, manager or property owner of permitted use provided it is located within the same building as the principal use. This residence can be located on the ground floor so long as it is not visible from the street.
- B. Each primary structure is permitted to have one accessory structure that can be used as a shed to store tools or other items as long as it complies with the following requirements:
1. The total building area of the accessory structure shall be no more than 120 square feet.
 2. The accessory structure is required to be a single story and is not allowed to be taller than the primary structure on the site.
 3. The accessory structure shall be located in the rear yard and is required to maintain a minimum five-foot setback from all property lines and all other structures.
 4. The accessory structure shall not have a permanent heat source.
 5. The accessory structure is intended to be for storage of tools or other household items and is not to be a space that is slept in.
 6. The accessory structure is not allowed in critical areas or their associated buffers regulated under Chapter 15.40 MVMC.
- C. Accessory dwelling unit subject to the requirements outlined in MVMC 17.73.110.

D. Card room.

E. Indoor storage. (Ord. 3802 § 30, 2019).

17.45.050 Conditional uses.

A. Uses permitted by a Type III conditional use permit in the C-1 subdistricts are as follows:

	Subarea C-1a	Subarea C-1b	Subarea C-1c
1. Single-family, duplex, and multifamily residential uses without ground-level residential units of 36 units or more.	Yes	Yes	Yes
2. Single-family, duplex, and multifamily residential uses with ground-level residential units of any number subject to the following additional conditional use criteria:	Yes	Yes	NA, an outright permitted use
a. The ground-level multifamily units shall be set back a minimum of 10 feet from any abutting right-of-way except for alleys.			
b. The ground-level entry to the multifamily units shall be elevated to provide visual separation from the abutting pedestrian way into the living space of the dwelling unit.			
3. Office uses with 500 square feet or more at ground level subject to the following additional conditional use criteria:	Yes	NA, an outright permitted use	NA, an outright permitted use
a. Ground-level window displays are provided to create pedestrian interest.			
4. Commercial or public parking garages and/or commercial or public surface parking subject to the following additional conditional use criteria:	NA, an outright permitted use	Yes	Yes
a. Curb cuts shall be minimized.			
b. Surface parking shall have internal landscaping meeting the parking lot requirements found within Chapter 17.93 MVMC.			

- c. Surface parking shall be screened from streets and pedestrian ways.

(Ord. 3749 § 3, 2018).

17.45.060 Prohibited uses.

Uses prohibited in the C-1 district include:

- A. Outside sales of vehicles, boats, mobile homes, RVs and all other similar types of merchandise in the C-1a and C-1c subdistricts only.
- B. Drive-in and drive-through uses are prohibited in the C-1a and C-1c subdistricts.
- C. Automobile service and repair, fuel stations, car washes and all other similar services in the C-1a and C-1c subdistricts only.
- D. Outdoor storage and mini-storage facilities.
- E. Hazardous material storage, self-service storage, warehousing and distribution.
- F. Manufacturing, assembly or packaging of products from previously prepared materials.
- G. Warehouse and distribution uses.
- H. Sales of inoperable vehicles or used parts.
- I. Vehicles or vehicle parts recycling sites.
- J. Towing businesses and their associated temporary impound lots.
- K. Wrecking yards or junk vehicle storage.
- L. Storage yards for items that are not displayed for sale. (Ord. 3749 § 3, 2018).

17.45.070 Development standards.

The following development standards apply to all C-1 zoned properties:

- A. Minimum lot area and lot width: unrestricted.
- B. Minimum Setbacks and Lot Coverage.
 - 1. None for nonresidential and mixed-use buildings except they must comply with applicable building and fire codes.

2. All single-family, duplex, and multifamily buildings shall comply with the setbacks outlined within Chapter 17.70 MVMC.

C. Building Height.

1. Unrestricted for nonresidential and mixed-use buildings except they must comply with applicable building and fire codes.

2. Single-family and duplex buildings shall comply with the building height requirements in Chapter 17.15 MVMC.

3. Multifamily buildings shall comply with the building height requirements in Chapter 17.24 MVMC.

D. Density requirements: unrestricted.

E. Design standards: requirements found in Chapter 17.70 MVMC.

F. Parking requirements: requirements found in Chapters 17.70 and 17.84 MVMC.

G. Signage requirements: requirements found in Chapters 17.70 and 17.87 MVMC.

H. Landscaping requirements: requirements found in Chapters 17.70 and 17.93 MVMC. (Ord. 3846 § 5, 2022).