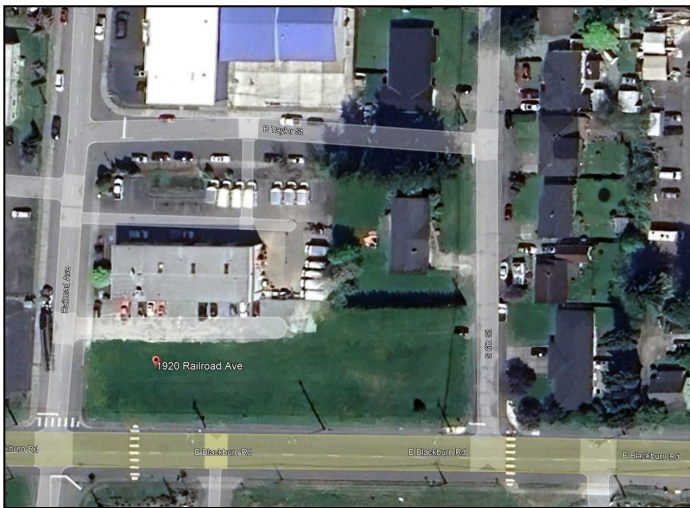


1920 RAILROAD AVE & 211/225 E BLACKBURN RD FOR SALE MOUNT VERNON, WA

- 0.84 +/- acre lot in South Mount Vernon
- Seller may consider split parcel (subject to seller/City approval)
- High frontage to depth ratio with great visibility near the intersection of Old Hwy 99 and Blackburn Rd
- Convenient access to I-5 exits 225 or 226
- Utilities are at or near property line
- Zoned M-1: Light Manufacturing and Commercial District
- \$750,000



Jarrod Ball, CCIM
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
jb@learnedcommercial.com



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

19 20
30 29
NW Cor.
Sec. 29-34-4
Mon. - Cased

UTILITIES NOTE
Utilities shown hereon have been reproduced from the records of Cascade Natural Gas Co., Skagit County Public Utility District No. 1, and the City of Mount Vernon Engineering Dept., and by field observation.

PLAN
Scale: 1" = 50'



JUN 13 1995

LEGAL DESCRIPTION

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at a point 75 feet East and 20 feet North of the Southwest corner of said Southwest 1/4 of the Northwest 1/4; thence East 410 feet; thence North 120 feet; thence West 410 feet; thence South 120 feet to the place of beginning.

EXCEPT the two following described tracts:

- 1. That portion thereof lying within the South 30 feet of said Southwest 1/4 of the Northwest 1/4;
- 2. That portion thereof lying Westerly of the Easterly line of Railroad Avenue as condemned by decree entered in Skagit County Superior Court Cause No. 23609. Situate in the County of Skagit, State of Washington.

OWNER'S CERTIFICATE

Know all men by these presents, that I the undersigned, owner of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was my free act and deed, and in witness whereof I have caused my name to be hereunto subscribed this 17th day of December 1990.

Grace D. Daniels
GRACE D. DANIELS
Trustee of the GEORGE J. DANIELS CREDIT TRUST

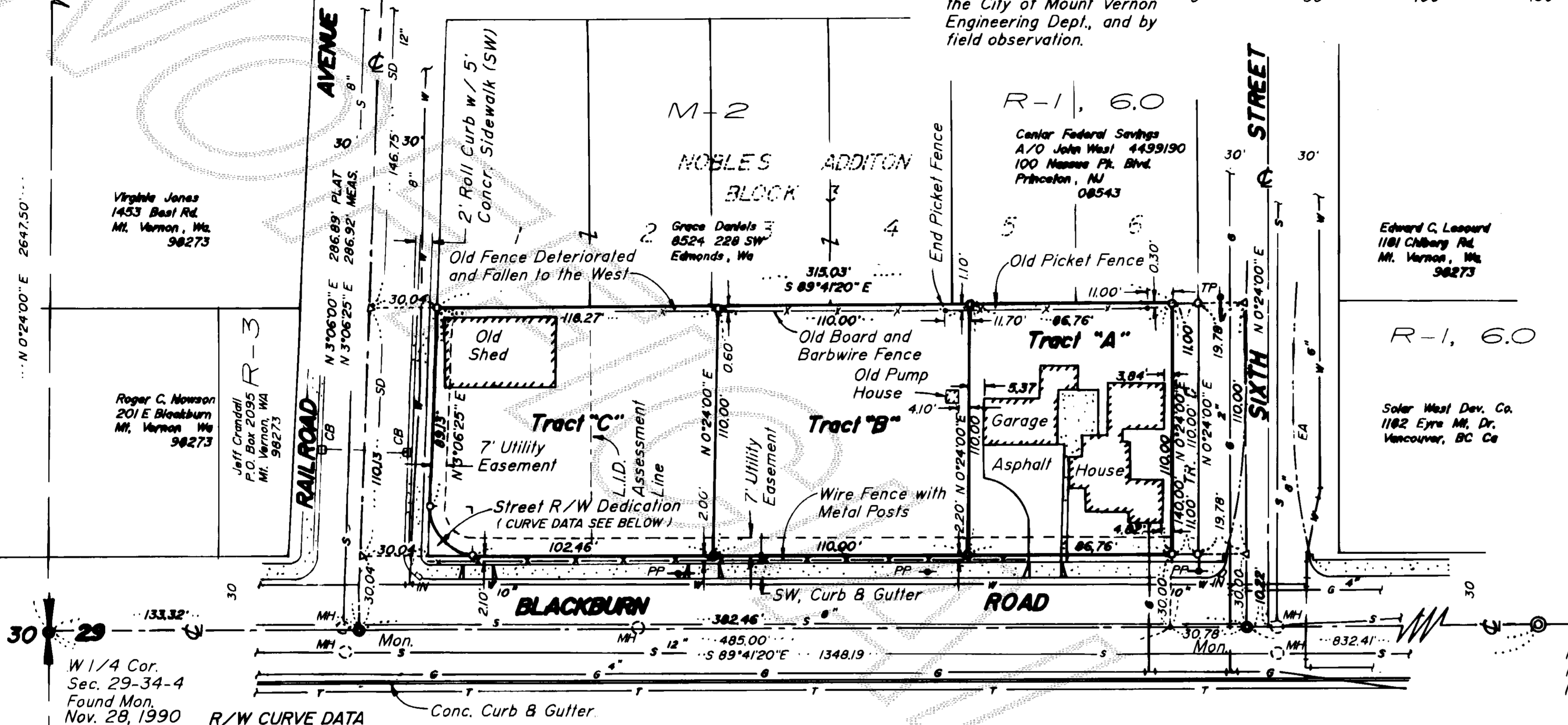
DEDICATION

Know all men by these presents that I, the undersigned owner in the fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon. IN WITNESS WHEREOF I have hereunto set my hand and seal this 17th day of December 1990.

Grace D. Daniels
GRACE D. DANIELS

OWNER - DEVELOPER

Grace D. Daniels
8524 228th SW
Edmonds, Wa. 98020
Phone No. (206) 778-5593



W 1/4 Cor.
Sec. 29-34-4
Found Mon.
Nov. 28, 1990

R/W CURVE DATA
Δ = 92°47'45" L = 32.39'
R = 20.00' C = 28.97'
T = 21.00' E = 9.00'

LEGEND

- EA Edge of Asphalt
- Property Corner
- Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted "LEGRO 3475"
- Mon. Found Brass Disk in Concrete Monument - Punched and Cased Nov. 28, 1990.
- SD 12" 12" Storm Drain Pipe
- MH Manhole
- W 6" 6" Water Main
- S 8" 8" Sanitary Sewer Main
- G 4" 4" Gas Main
- IN CB Inlet / Catch Basin
- P/T Overhead Power and Telephone Lines
- PP Power Pole
- TP Telephone Pole
- Pole Anchor
- Set PK Nail

LOT AREAS

- Tract "A" = 9543.14 Sq. Ft. = 0.2191 Acres
- Tract "B" = 12,099.98 Sq. Ft. = 0.2778 Acres
- Tract "C" = 13,199.26 Sq. Ft. = 0.3030 Acres

APPROVAL

Examined and approved this 13 day of JUNE 1995, by the City Engineer of Mount Vernon, Washington.

John C. Wiseman
JOHN C. WISEMAN
City Engineer

Mary S. Knowles
MARY S. KNOWLES
Finance Director

ACKNOWLEDGEMENT

State of Washington } s.s.
County of Skagit }
On this day personally appeared before me GRACE D. DANIELS, as TRUSTEE of the GEORGE J. DANIELS CREDIT TRUST, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.
Given under my hand and official seal this 17th day of DECEMBER, 1990.
Dennis D. Lehto
Notary Public in and for the State of Washington, residing at Mount Vernon.

NOTES

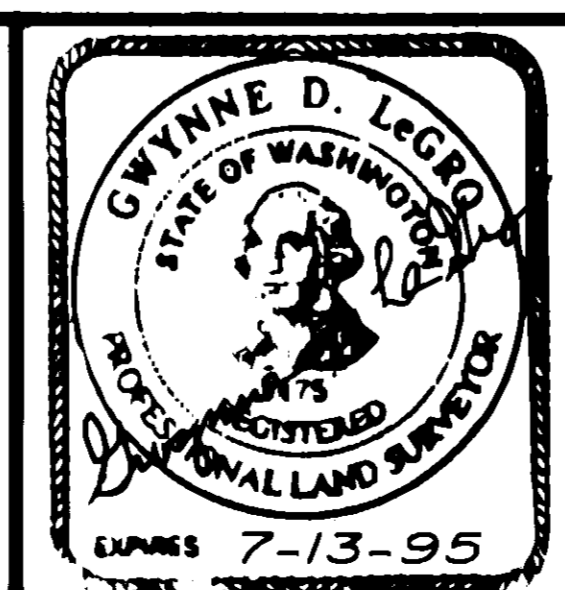
- 1. Short Plat No. and Date of Approval shall be included in all Deeds and Contracts.
- 2. Water is available by Skagit County Public Utility District No. 1.
- 3. Sewage Disposal by Mount Vernon City Sewer.
- 4. Survey Procedure: This survey performed in accordance with the U.S. Department of the Interior, Bureau of Land Management, Manual of Surveying Instructions; State of Washington Chapter Title 58 entitled Boundaries and Plats and Chapter 332-130 entitled Survey Standards.
- 5. Instrumentation: TOPCON GTS-2B(20) Theodolite, 20" Min Horiz. Circle Reading, with EDM, accuracy of ±(5mm+5ppm).
- 6. Bearing Reference: Bearing for South Line of the SW 1/4 of the NW 1/4 is assumed datum of S 89°41'20" E.

TRACT ADDRESSES

- TRACT "A" : 225 Blackburn Road
- TRACT "B" : 211 Blackburn Road
- TRACT "C" : 201 Blackburn Road / OR 1930 Railroad Avenue

AUDITOR'S CERTIFICATE

Filed for record this 13 day of June 1995, at 50 minutes past 10 O'clock P.M., in Volume 11 of Short Plats at pages 18 and 19 and recorded under Auditors File No. 9506130025 at the request of Grace D. Daniels.
Kathy Hill
KATHY HILL
Auditor, Skagit County
by: *Phyllis Suggs*



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of City of Mount Vernon Short Plats and Subdivision Ordinance No. 2372 as passed and adopted February 28, 1990.
Gwynne D. Legro
Gwynne D. Legro
815 Cleveland Avenue
Mount Vernon, Wa 98273
Phone: 336-3220
Registered Professional Engineer & Land Surveyor

SHORT PLAT NO. MV-5-95

GRACE D. DANIELS PROPERTY SURVEY
PTN. SW 1/4 NW 1/4
SEC. 29, T.34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

NOTES

- 7. Legal Description furnished by First American Title Company of Skagit County, Certificate for Short Plat Order No. 45479, dated March 15, 1995, at 8:00 A.M.
- 8. Refer also to the plat of Noble's Addition to Mount Vernon, 1947, prepared by Frank Gilkey, P.L.S., recorded in Vol. 6 of Plats at page 9 and filed under Auditor's File No. 404519, records of Skagit County, Washington.
- 9. Buyer should be aware that this Short Plat is located in the floodplain and significant elevation may be required for new building construction.
- 10. This Short Plat and Property Survey was performed in February 1990 and originally submitted to the City of Mount Vernon for review on December 20, 1990. The Short Plat was resubmitted by the owner on April 17, 1995.

EASEMENT PROVISIONS

An Easement is hereby reserved for and granted to the Puget Sound Power and Light Company, GTE Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County and TCI Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of Tract A, B and C of this Short Plat, abutting Blackburn Road and Railroad Avenue, as shown hereon, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing this Short Plat and other property with electric, telephone, gas, water and television service together with the right to enter upon the lots at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the Short Plat by the exercise of rights and privileges herein granted.

IMPACT FEE NOTICE

All Lots within this subdivision are subject to impact fees payable upon issuance of a building permit.

RESTRICTIONS

Lots A, B, and C of this Short Plat may be subject to additional fire flow protection subsequent to future building development thereon. Building permit approval for any addition and/or new construction may be subject to those conditions as stipulated in that letter entitled "Grace Daniels Short Plat" drafted by Erv Lindall, City of Mount Vernon Chief of Fire Protection, to Dwight Anderson, of the City of Mount Vernon Engineering Department, which states:

The Fire department has reviewed, with no objections, the request for short plat of Grace Daniels, located in the 200 block of East Blackburn. However, if approved and upon development, the following shall be required:

- 1. Fire Flow shall be sufficient to protect future development.
- 2. A new fire hydrant shall be required at 6th and Blackburn.
- 3. The existing fire hydrant, located at Blackburn and Old Highway 99, be upgraded to a 3-port fire hydrant.

COUNTY TREASURER'S APPROVAL

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1995.

This 7 day of June, 1995.

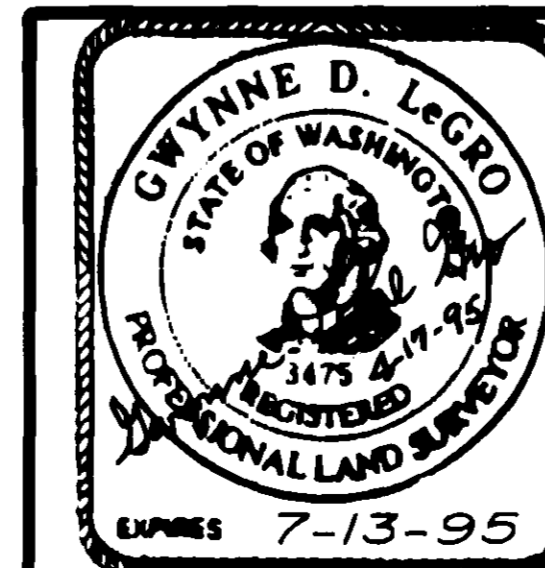
Linda Patterson for Judyanne Menden
Skagit County Treasurer

CITY TREASURER'S APPROVAL

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1995.

This 13 day of JUNE, 1995.

Mark Kusko
Treasurer, City of Mount Vernon



SHORT PLAT NO. MV - 5-95

GRACE D. DANIELS PROPERTY SURVEY

PTN. SW 1/4 NW 1/4
SEC. 29, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

1920 Railroad Ave

MOODY'S

Learned Commercial, Inc.

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



**Parcel
Aerial**

1920 Railroad Ave

1920 Railroad Ave
Mount Vernon, WA 98273



Jarrod Ball
jb@learnedcommercial.com
360-855-8875

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 1920 Railroad Ave, Mount Vernon, WA 98273

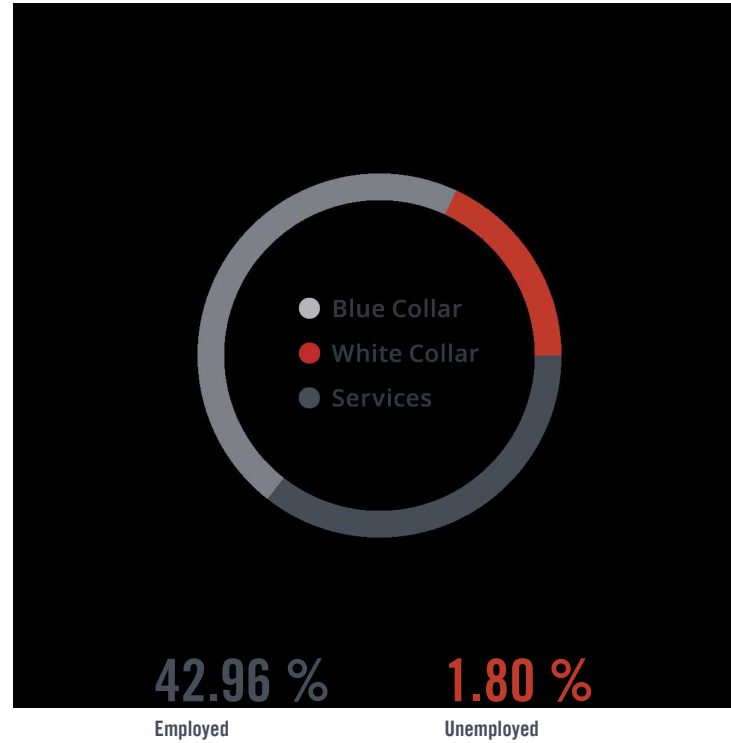
CITY, STATE
Mount Vernon, WA

POPULATION
42,210

AVG. HHSIZE
2.66

MEDIAN HH INCOME
\$54,340

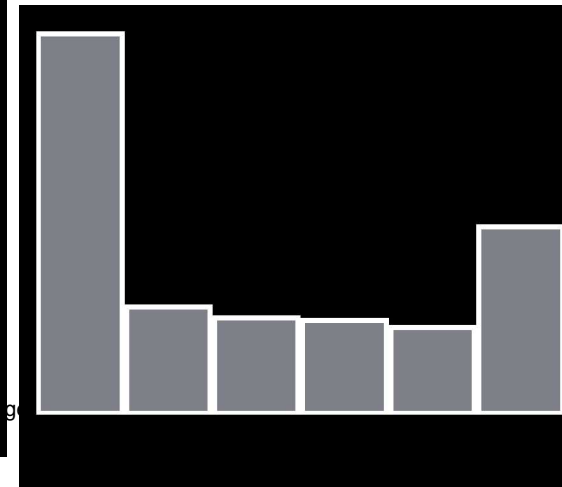
HOME OWNERSHIP
8,765



EDUCATION

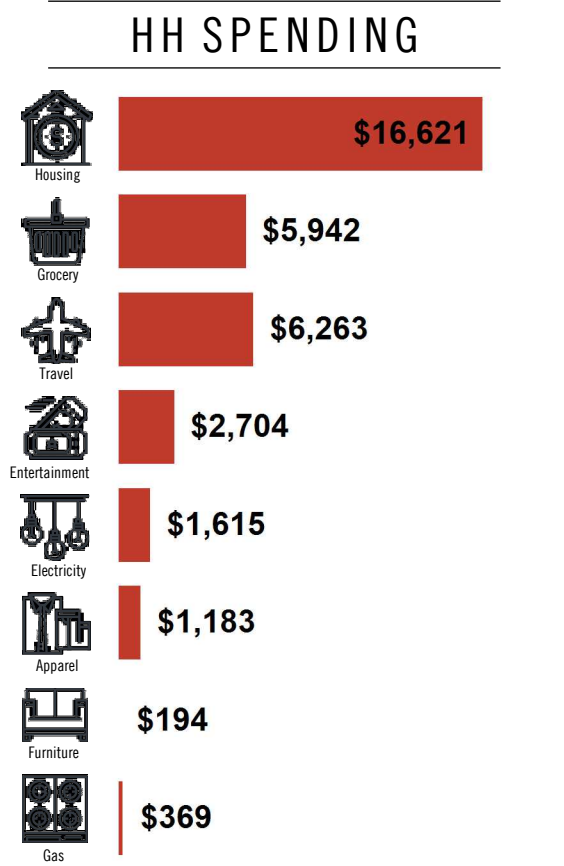
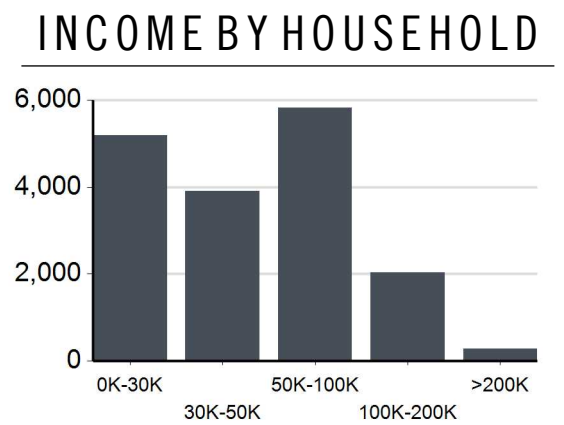
High School Grad:	22.51 %
Some College:	30.08 %
Associates:	8.07 %
Bachelors:	21.20 %

GENDER & AGE
49.97 % 50.03 %



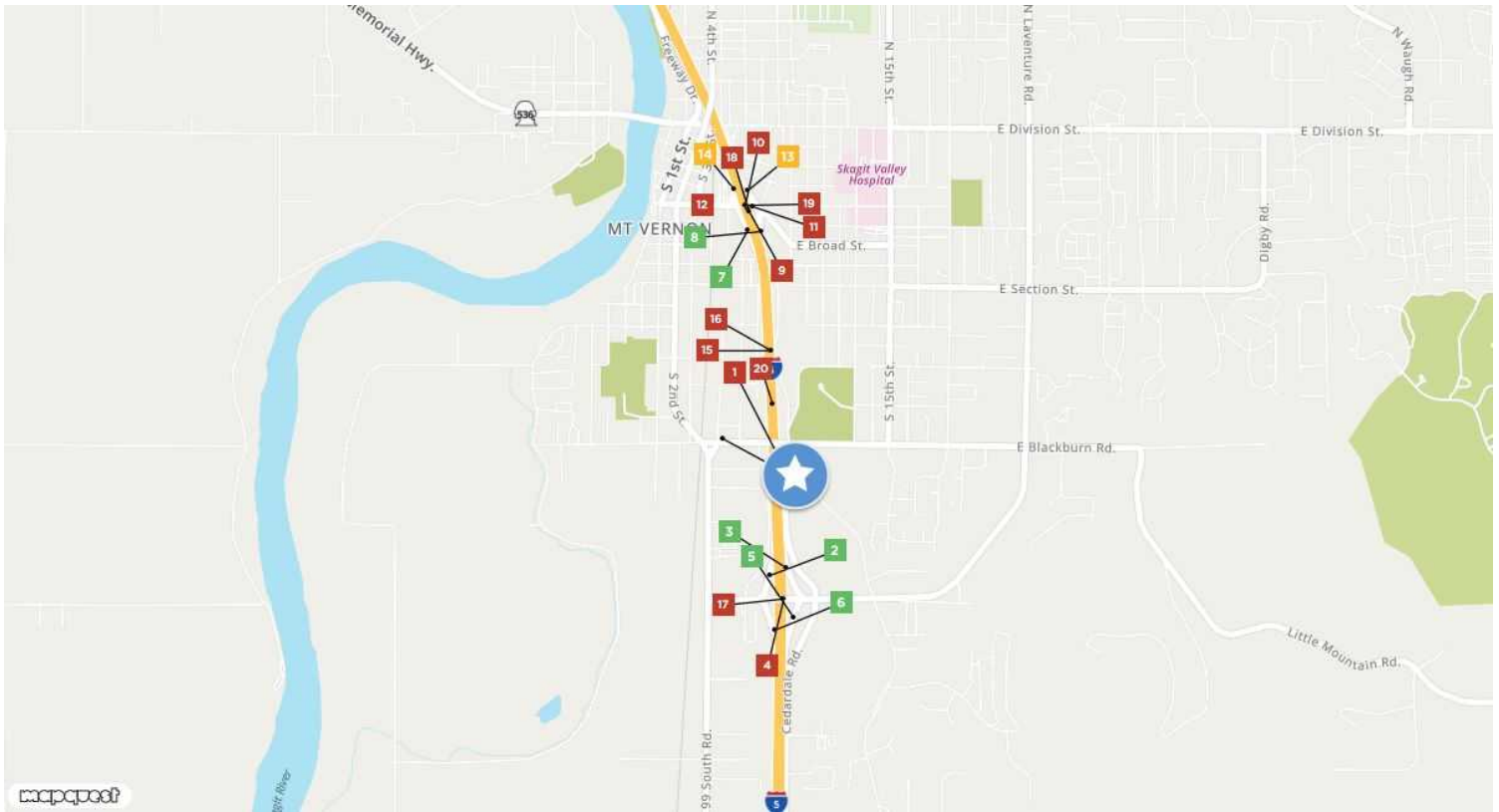
RACE & ETHNICITY

White:	56.36 %
Asian:	0.49 %
Native American:	0.77 %
Pacific Islanders:	0.06 %
African-American:	0.21 %
Hispanic:	25.71 %
Two or More Races:	16.40 %



1920 Railroad Ave

Traffic Counts



	1
I- 5	
Year: 2022	66,470
Year: 2021	66,470
Year: 2018	70,000

	2
Anderson Rd	
Year: 2022	4,358
Year: 2021	4,358
Year: 2019	4,500

	3
Anderson Rd	
Year: 2022	4,235
Year: 2021	4,235
Year: 2019	4,300

Anderson Road	4
I- 5	
Year: 2022	59,821
Year: 2021	59,821
Year: 2019	63,000

	5
I- 5	
Year: 2022	3,914
Year: 2021	3,914
Year: 2019	3,500

	6
Anderson Rd	
Year: 2022	4,138
Year: 2021	4,138
Year: 2019	3,800

	7
Union St	
Year: 2022	3,988
Year: 2021	3,988
Year: 2019	4,200

	8
Broad St	
Year: 2022	3,842
Year: 2021	3,842
Year: 2019	4,200

	9
Cameron Way	
Year: 2022	58,820
Year: 2021	58,820
Year: 2019	61,000

East Kincaid Street	10
I- 5	
Year: 2022	13,865
Year: 2021	13,865
Year: 2019	14,000

Broad Street	11
I- 5	
Year: 2022	13,865
Year: 2021	13,865
Year: 2019	14,000

West Kincaid Street	12
S 4th St	
Year: 2022	14,738
Year: 2021	14,738
Year: 2019	15,000

	13
S 3rd St	
Year: 2022	7,139
Year: 2021	7,139
Year: 2019	7,600

	14
E Kincaid St	
Year: 2022	6,477
Year: 2021	6,477
Year: 2019	6,900

	15
E College Way	
Year: 2019	70,000
Year: 2018	76,000

S 7th St	16
E Hazel St	
Year: 2018	70,000

Anderson Road	17
I- 5	
Year: 2018	63,000

I- 5	18
Broad St	
Year: 2018	61,000
Year: 2017	60,000
Year: 2015	57,000

East Kincaid Street	19
I- 5	
Year: 2018	14,000

I- 5	20
E Blackburn Rd	
Year: 2017	68,000
Year: 2015	65,000
Year: 2012	63,000



Jarrod Ball
 jb@learnedcommercial.com
 360-855-8875

Chapter 17.57

M-1 LIGHT MANUFACTURING AND COMMERCIAL DISTRICT

Sections:

- 17.57.010 Intent.**
- 17.57.020 Permitted uses.**
- 17.57.023 Accessory uses.**
- 17.57.025 Special uses.**
- 17.57.030 Performance standards – Violation deemed nuisance.**
- 17.57.040 Storage yard requirements.**
- 17.57.050 Setbacks.**
- 17.57.051 *Repealed.***
- 17.57.060 Building height.**
- 17.57.070 Landscaping.**
- 17.57.080 Parking.**
- 17.57.090 Signs.**
- 17.57.100 Site plan review.**
- 17.57.110 Design review.**

17.57.010 Intent.

The intent of this chapter is to provide areas for commercial establishments which require a limited retail contact with the public as well as incidental shop work, storage or light manufacturing. (Ord. 3315, 2006; Ord. 2352, 1989).

17.57.020 Permitted uses.

Permitted primary uses in the M-1 district shall include:

- A. Automobile service stations if access is available from a principal arterial, automobile repair garages, car washes, open used car sales lots for vehicles in operating condition;
- B. Retail markets;
- C. Buildings for the rental of frozen food lockers;
- D. Upholstery and furniture repair shops;
- E. Retail hay, grain and feed or garden supplies and equipment;
- F. Retail lumber and building materials;
- G. Contractors' offices and shops;
- H. Warehouses and distribution facilities;
- I. Restaurants;
- J. Transportation system terminals;
- K. Veterinary clinics;
- L. Buildings or developments necessary for the operation of a public utility;
- M. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;
- N. Public and private vocational and technical schools;
- O. Towing businesses and their associated temporary impound lots. Wrecking yards or junk vehicle storage shall not be allowed;
- P. Other industrial uses which have similar environmental influences. (Ord. 3315, 2006; Ord. 2594 § 3, 1994; Ord. 2352, 1989).

17.57.023 Accessory uses.

- A. 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.

B. Card room. (Ord. 3802 § 40, 2019).

17.57.025 Special uses.

Uses permitted by a special use permit in M-1 districts shall include:

A. Emergency shelter for the homeless; provided 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 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 100 square feet of gross floor area per resident as defined by the city building code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law. (Ord. 3315, 2006; Ord. 2966 § 9, 1999; Ord. 2598 § 7, 1994).

17.57.030 Performance standards – Violation deemed nuisance.

All commercial business uses are permitted in this district, provided their performance is of such nature that they do not inflict upon the surrounding residential, commercial or M-2 areas smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution

detrimental to the health, welfare or safety of the public occupying or visiting such areas. The maximum permissible limits of these detrimental effects shall be defined in this section, and upon exceeding these limits shall be considered a nuisance and declared in violation of the regulations of this zoning title and shall be ordered abated. It shall be the responsibility of the operator and/or proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the performance standards of this chapter.

A. Air pollution shall be controlled by the operator and/or proprietor of any land use or activity permitted by this chapter. The ambient air quality standards specified by the Northwest Air Pollution Authority shall apply to all air contaminants listed therein.

B. Liquid wastes shall be disposed of through local sanitary sewer systems only upon approval of the city engineer.

C. Liquid or solid wastes unacceptable to the city engineer shall be disposed of on a regular basis in keeping with the best operating characteristics of the industry, and in compliance with the regulations and requirements of local, regional, state or federal agencies having jurisdiction in waste disposal and environmental health and safety.

D. Any operation producing intense heat or glare shall be performed within an enclosure so as to completely obscure such operation from view from any point along the property line.

E. The use, storage, transportation and disposal of all radioactive materials and radiation machines shall be subject to the regulatory jurisdiction and control of the Radiation Control Agency of the Washington State Department of Social and Health Services as amended.

F. No use shall cause earth vibrations or concussions detectable without the aid of instruments beyond its lot lines, with the exception of the temporary vibration produced as a result of construction activity.

G. Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution which destroys or endangers the support of natural vegetation or which may contaminate underground aquifers of other natural drainage systems. (Ord. 3349 § 3, 2007).

17.57.040 Storage yard requirements.

A. Storage yards and outdoor storage areas in the M-1 district shall be surrounded by a fence or wall at least six feet high. This fence or wall shall be sight-obscuring on the side of any property facing a residential or commercial district, or a public street. Outdoor storage of

materials shall not exceed the height of the fence and junk shall be obscured by buildings or fencing on all sides. Outside storage areas shall not be located in the front yard setback or along a street.

B. Storage yards and outdoor storage areas shall be associated with a permitted or conditional use. (Ord. 3429 § 113, 2008).

17.57.050 Setbacks.

Minimum setback requirements in the M-1 district are as follows:

A. Front yard: 10 feet. Buildings on corner lots and through lots shall observe the minimum setback on both streets. For properties that front on an arterial, the minimum setback from the right-of-way shall be 25 feet. The community and economic development and public works directors can through a Type I decision process administratively reduce, for good cause shown, this setback.

B. Side yard: none, except that any lot developed for a manufacturing use which abuts a residential district shall have a side yard of at least 20 feet on the abutting side of the lot;

C. Rear yard: none. (Ord. 3429 § 114, 2008).

17.57.051 Buildable area calculation – Transfer of floor area.

Repealed by Ord. 3315. (Ord. 3014 § 26, 2000).

17.57.060 Building height.

Maximum building height in the M-1 district shall be four stories. (Ord. 3315, 2006; Ord. 2626 § 4, 1994; Ord. 2352, 1989).

17.57.070 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2626 § 5, 1994; Ord. 2352, 1989).

17.57.080 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2626 § 6, 1994; Ord. 2352, 1989).

17.57.090 Signs.

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.57.100 Site plan review.

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.57.110 Design review.

Certain uses permitted through this chapter are subject to the development regulations codified in Chapter 17.70 MVMC, Design Review. (Ord. 3773 § 24, 2018).