



FOR SALE - \$1,825,000
VERSATILE LAND/ AG/INDUSTRIAL

9720-9748 PADILLA HEIGHTS RD
Anacortes WA, 98221

- 10 Acre Lot
- State of the art turnkey grow facility
- Room to expand or add additional income
- Includes leased single family home



ROB SERVISS

Broker

(425) 971-4060

Rob@Servisscommercial.com

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

An aerial photograph of a rural landscape. In the foreground, there's a paved road and a property with several buildings, including a large white one with a green roof and a smaller house. A pond is visible near the buildings. The middle ground is dominated by a dense forest with trees in various shades of green and yellow. In the background, a river winds through a valley, and distant hills are visible under a cloudy sky.

SECTION I

PROPERTY INFORMATION



Property Summary

Sale Price:	\$1,975,000
Grow Building 1	+/- 1,680 sq ft
Grow Building 2	+/- 1,380 sq ft
Support Building	+/- 384 sq ft
Single Family Residence	+/- 1,660 sq ft
Lot Size	10 Acres
Zoning	LI - Light Industrial

Property Overview

Serviss Commercial is proud to present this unique opportunity in Anacortes. This site includes a vacant, turnkey grow facility, a leased single family home, and raw land with several possible uses.

The 10 acre parcel includes two indoor growing buildings with nearly 3,000 square feet of growing space. The site also features a newly constructed support room with laundry, restroom, and meeting space.

Also included are two 20' trailers, one 40' trailer, and a smaller trailer converted into a workshop/office.

Finally, the single family residence is also included and is currently occupied with long term tenant at \$1,700 per month on a MTM lease.

Multiple options to utilize the rest of the land including RV Storage, Outdoor Ag, Additional Dwelling, etc. Buyer to verify.

Location Overview

Located just 90 minutes from Seattle, Anacortes is a rapidly growing community that supports a variety of businesses. Nestled on the northern part of Fidalgo Island in the Northwest corner of Washington State, Anacortes is home to many retirees and investment owners. The stunning scenery and a commitment to growth make this one of the more desirable areas to live, invest, and operate in Washington state.

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Building Details

- Steel Construction
- +/- 1,380 square feet
- State of the art lighting, HVAC, and ventilation

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- +/- 1,680 square feet
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Building Details

- +/- 384 square feet
- Restroom, refrigerator, laundry ready to go
- Space for meetings as well

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Single Family Residence

- +/- 1,680 square feet (including basement)
- Tenant occupied at \$1,700 per month
- Month to month lease

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Additional Info

- Site Includes one 40' support trailer and 2 20' support trailers (see highlighted area)
- Additional trailer currently configured as workshop/office also included
- RV not included with sale

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Olympic Pipeline Company easement for petroleum pipeline (see image above)

Easement requires access to pipeline to allowed (no permanent structures, asphalt, concrete, etc.)

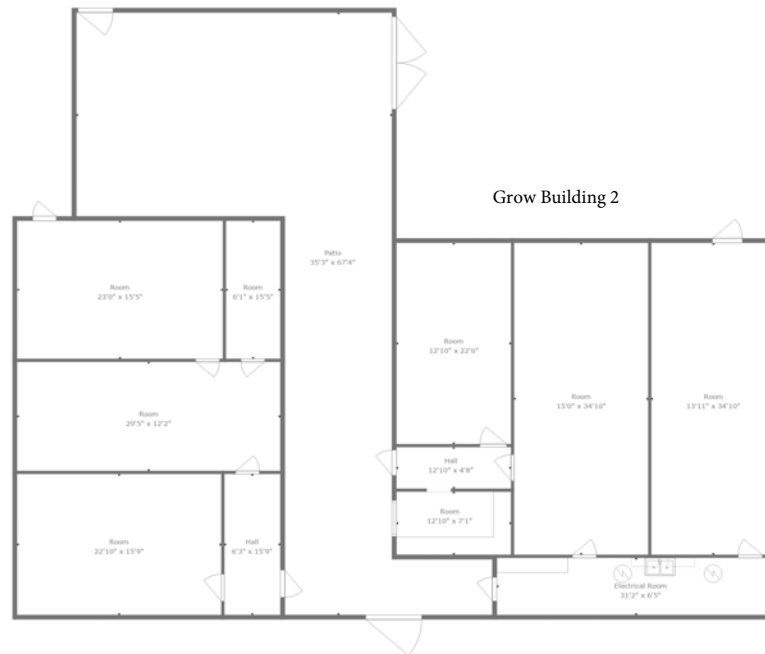
Gravel or dirt path as access to remainder of property is allowed

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Support Room

Grow Building 1



Grow Building 2

Sunberry Lane
PHOTOGRAPHY

TOTAL: 3123 sq. ft
FLOOR 1: 3123 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 199 sq. ft, PORCH: 51 sq. ft, PATIO: 1407 sq. ft

Measurements Are Deemed Reliable, But Not Guaranteed. Buyer To Verify



PROPERTY PHOTOS

VERSATILE LAND/AG/INDUSTRIAL

9720 Padilla Heights Road
Anacortes, WA 98221



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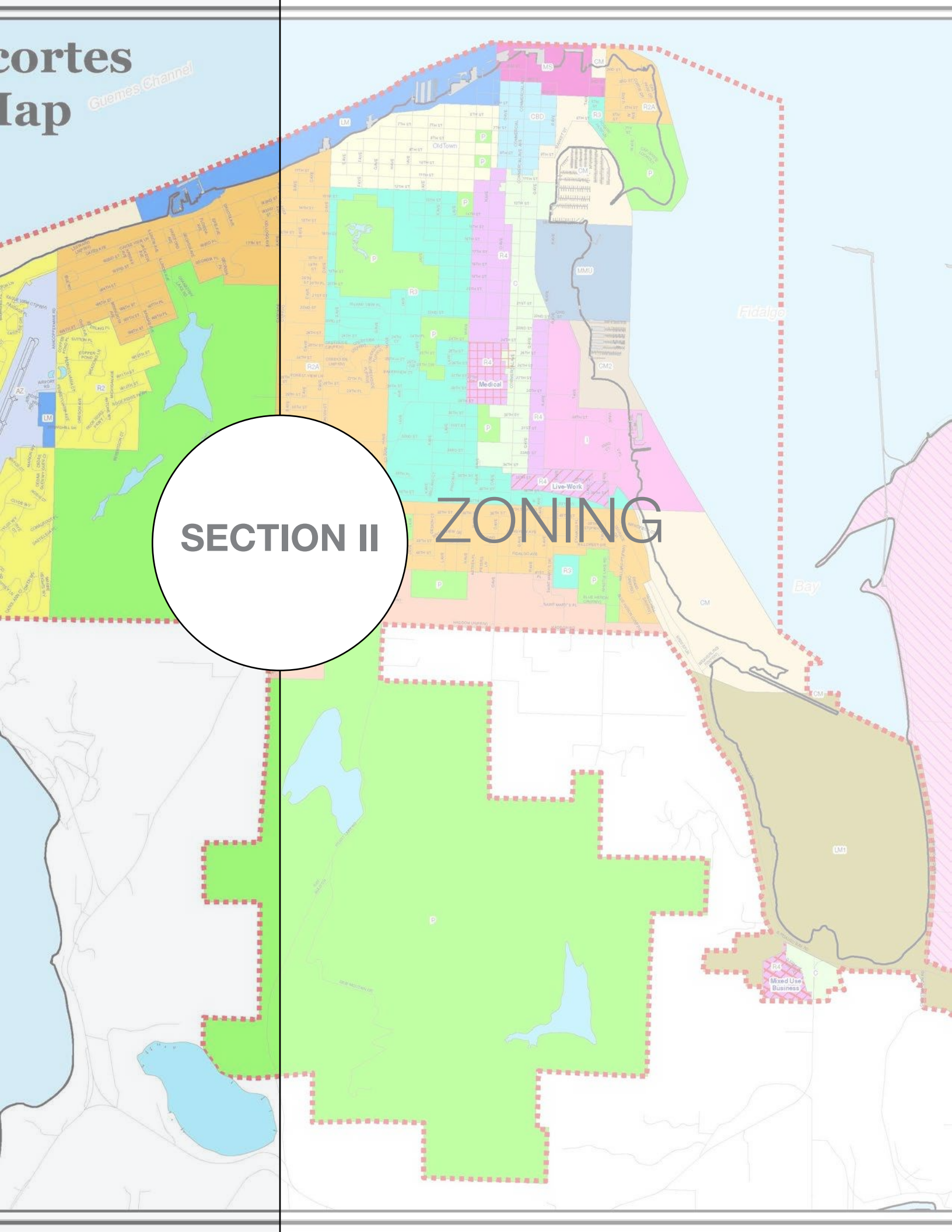
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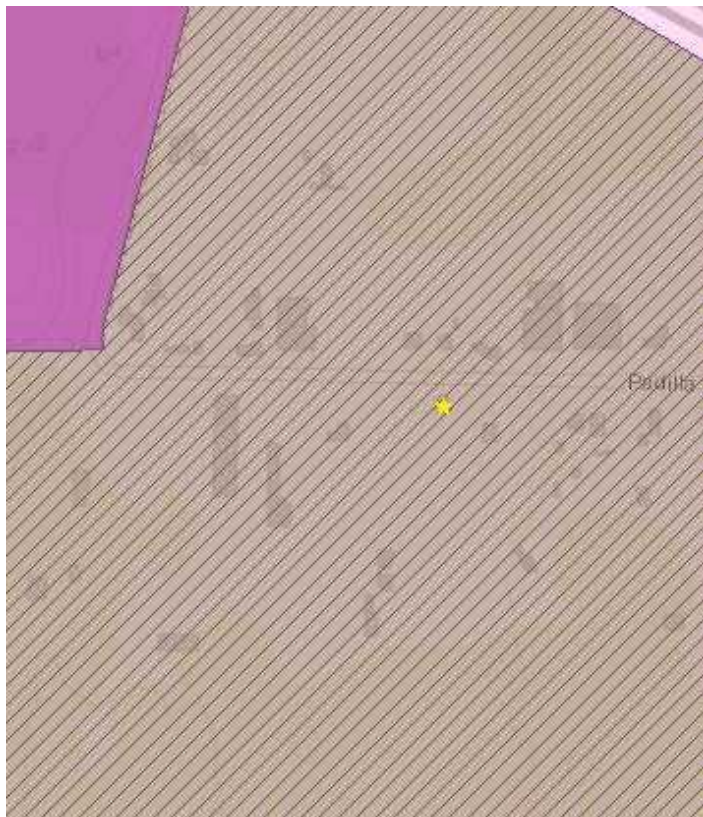
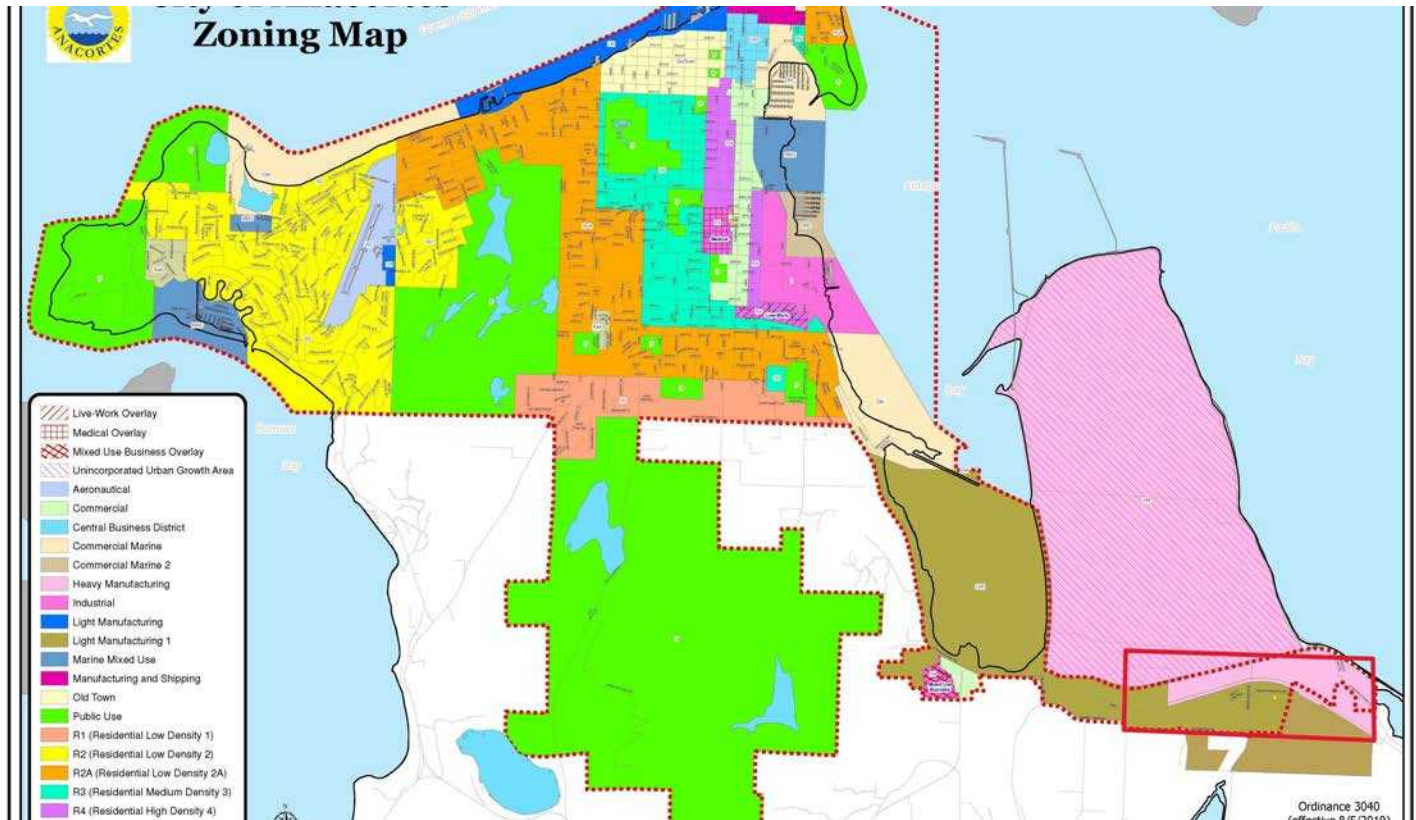
Cortes Map

Guemes Channel



SECTION II

ZONING



Zoning Details - Light Manufacturing 1

- LM 1 zoning allows for a variety of uses
- Visit <https://anacortes.municipal.codes/AMC/19.45.020>
- Cannabis production is an approved use
- Storage, additional agricultural use, among other

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A map of Anacortes, Washington, showing the city's layout, including the waterfront, roads, and surrounding areas like Fidalgo Island and Dewey. A white circle is overlaid on the map, containing the text 'SECTION III'.

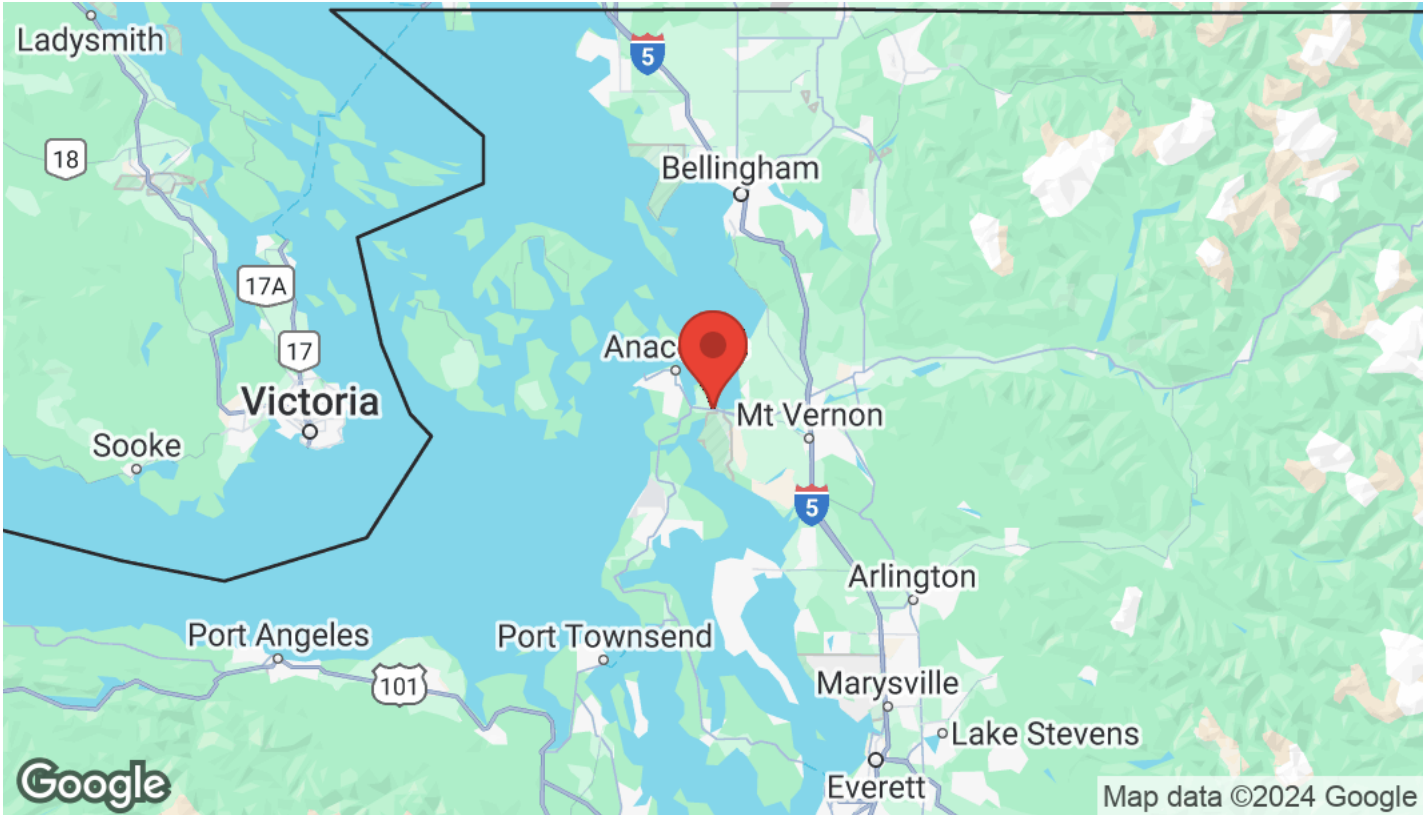
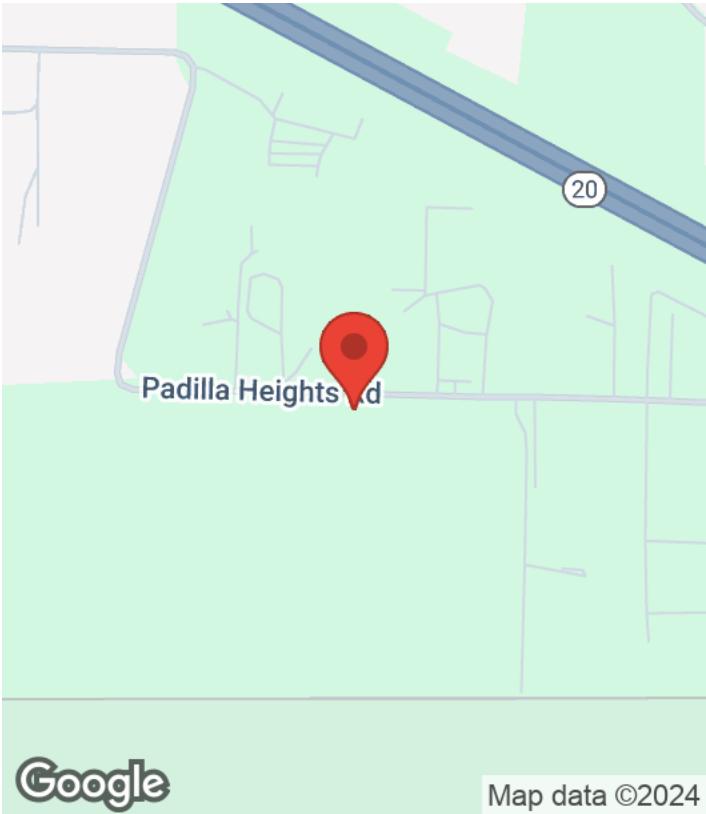
SECTION III

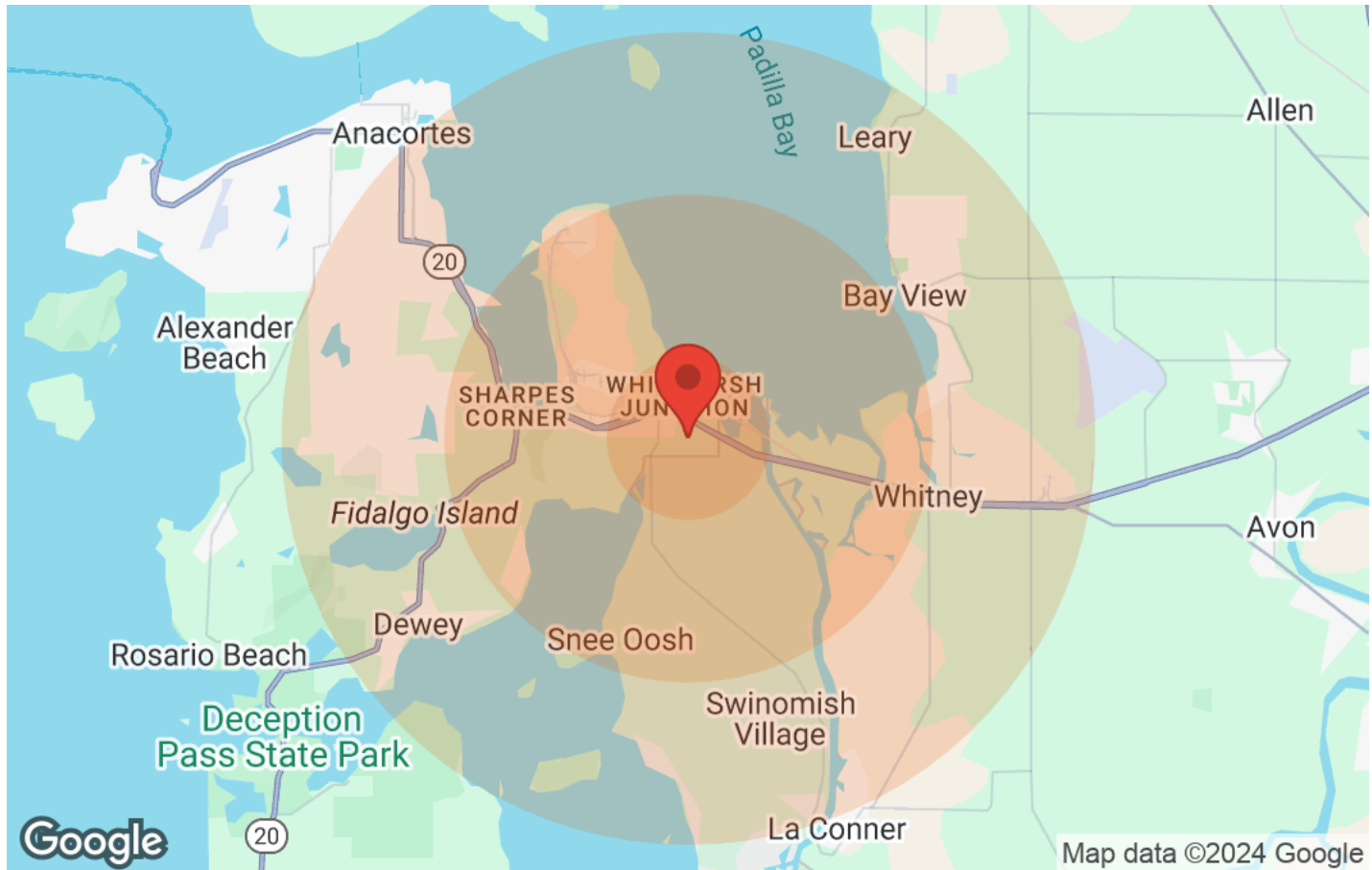
**LOCATION
INFORMATION**

LOCATION DETAILS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,371	6,192
Female	N/A	1,390	6,572
Total Population	N/A	2,761	12,764

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	297	1,862
Ages 15-24	N/A	266	1,455
Ages 25-54	N/A	885	4,175
Ages 55-64	N/A	500	1,863
Ages 65+	N/A	813	3,409

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$61,443	\$61,443
< \$15,000	N/A	125	595
\$15,000-\$24,999	N/A	117	573
\$25,000-\$34,999	N/A	176	529
\$35,000-\$49,999	N/A	112	717
\$50,000-\$74,999	N/A	239	1,249
\$75,000-\$99,999	N/A	161	732
\$100,000-\$149,999	N/A	214	773
\$150,000-\$199,999	N/A	34	197
> \$200,000	N/A	77	219

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,548	6,740
Occupied	N/A	1,287	5,909
Owner Occupied	N/A	982	4,039
Renter Occupied	N/A	305	1,870
Vacant	N/A	261	831

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The background image shows a parking lot with several concrete stalls, each equipped with a black and yellow striped wheel stop. A blue handicapped parking symbol is visible in the first stall on the left. In the background, there is a long, white building with a green metal roof. Beyond the building, a dense forest of evergreen trees is visible under a cloudy sky. A vertical line runs down the center of the image, and a white circle is positioned on the left side, containing the text 'SECTION IV'.

SECTION IV

ADDITIONAL INFORMATION



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For nearly 10 years, Rob served as an organizational leader, leading a staff of almost 100 people and managing multi-million dollar budgets with precision and care. This experience honed his analytical skills, leadership abilities, and his knack for critical thinking, all of which he now brings to the table as a commercial real estate broker.

Driven by a passion for serving clients, Rob founded Serviss Commercial with a clear vision: to provide unparalleled service and ensure the success of every client. Rob is an active real estate investor and this combined with his background as an executive taught him the importance of strategic planning, analysis, and execution, which he now applies to every real estate transaction. Rob believes that every assignment is critically important to his team, and this philosophy guides his approach to business.

At Serviss Commercial, Rob uses his analytical prowess, leadership experience, and innovative thinking to help clients navigate the complexities of the commercial real estate market. He is dedicated to finding unique solutions and opportunities that align with his clients' goals, ensuring they achieve success in their ventures. Rob's commitment to excellence and his personalized approach make him a trusted partner for anyone looking for guidance with any kind of commercial real estate transaction.

Rob is married to Nicole Serviss, also a realtor, and they have 5 wonderful children.

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RE/MAX ELITE1800 Bickford Ave Ste 206
Snohomish, WA 98290-1769

Each Office Independently Owned and Operated

PRESENTED BY:**ROB SERVISS**

Broker

O: (425) 971-4060

C: (425) 971-4060

RServissIII@remax.net