

20601 SR 20 BURLINGTON, WA

FOR SALE

- 2,120 +/- sf building on 2 +/- acres
- Located just out of Burlington city limits on main highway
- Zoned RB: Rural Business
- \$600,000



Jarrold Ball, CCIM

Learned Commercial, Inc.

108 Gilkey Road, Burlington, WA 98233

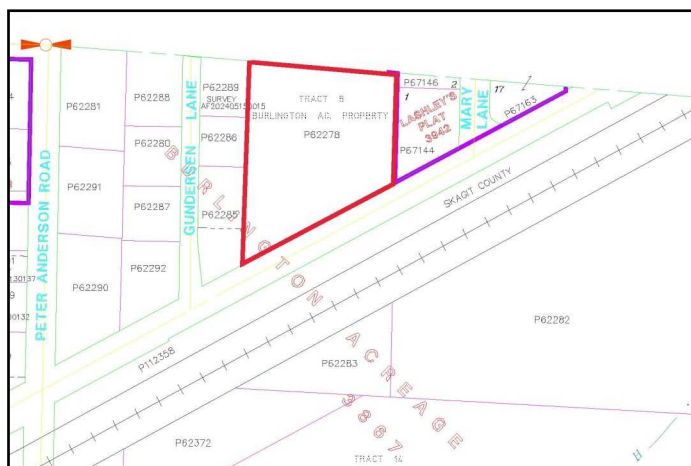
360.757.3888

jb@learnedcommercial.com

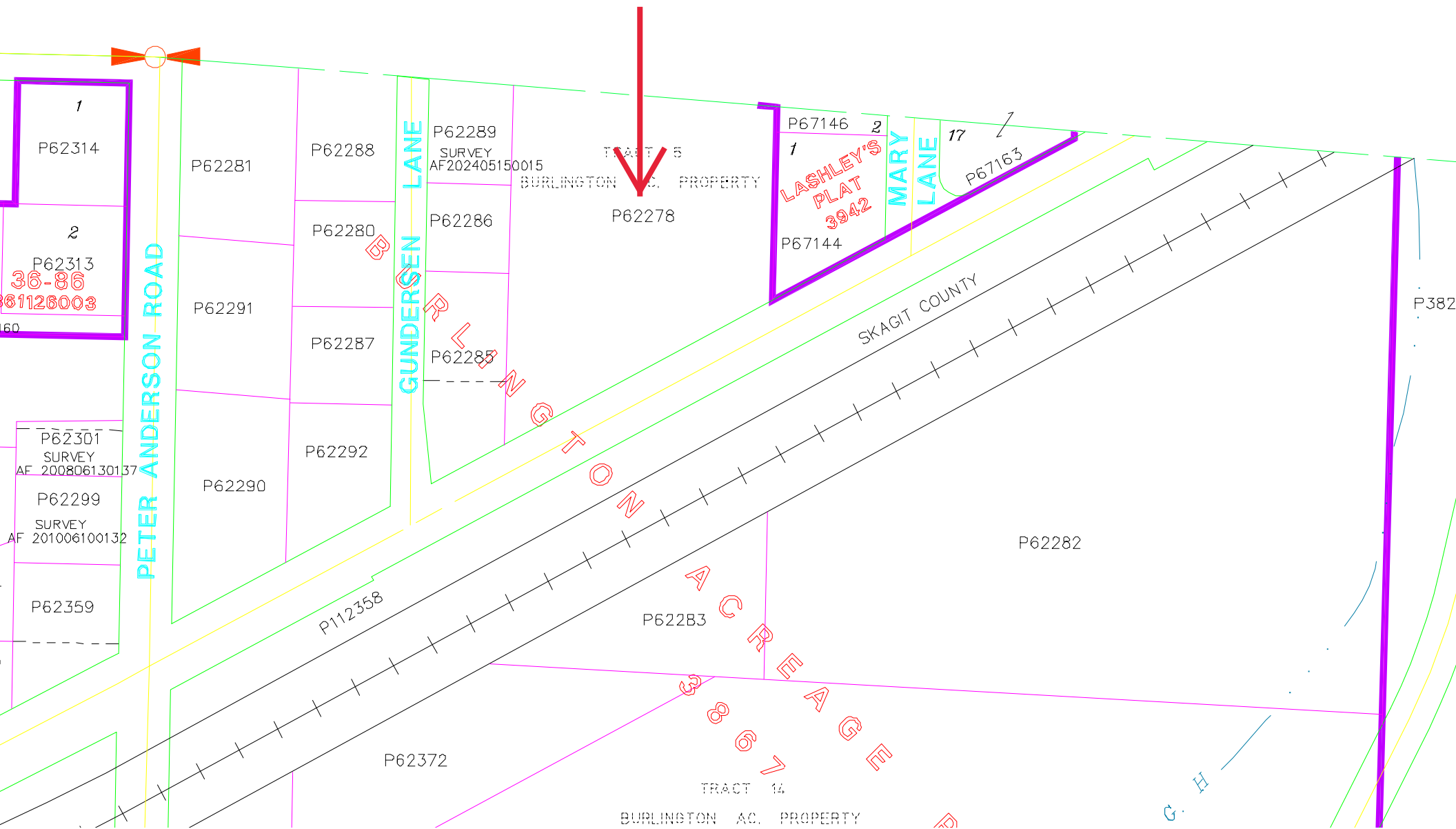


LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



All info deemed reliable however verification recommended.



20601 State Rte 20

MOODY'S

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



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Burlington, WA 98233



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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 20601 State Rte 20, Burlington, WA 98233

CITY, STATE

Burlington, WA

POPULATION

24,808

AVG. HH SIZE

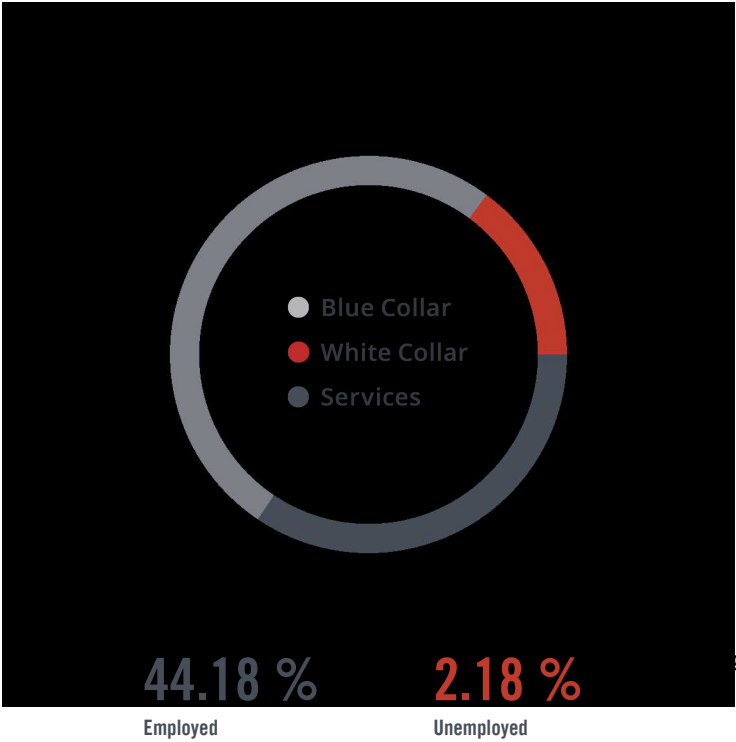
2.58

MEDIAN HH INCOME

\$53,988

HOME OWNERSHIP

5,468



Employed

Unemployed

EDUCATION

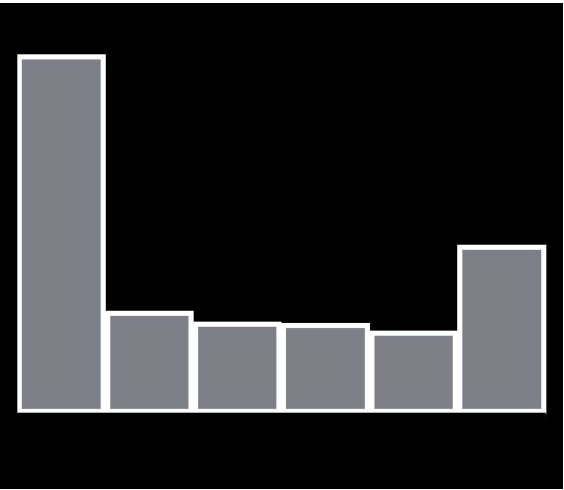
High School Grad:	25.41 %
Some College:	31.92 %
Associates:	6.68 %
Bachelors:	16.12 %

GENDER & AGE

50.36 %



49.64 %

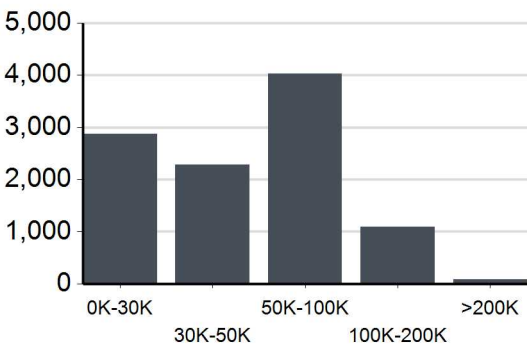


RACE & ETHNICITY

White:	55.60 %
Asian:	0.88 %
Native American:	0.85 %
Pacific Islanders:	0.08 %
African-American:	0.29 %
Hispanic:	25.10 %
Two or More Races:	17.20 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,483



Grocery

\$5,865



Travel

\$6,221



Entertainment

\$2,682



Electricity

\$1,614



Apparel

\$1,143



Furniture

\$185



Gas

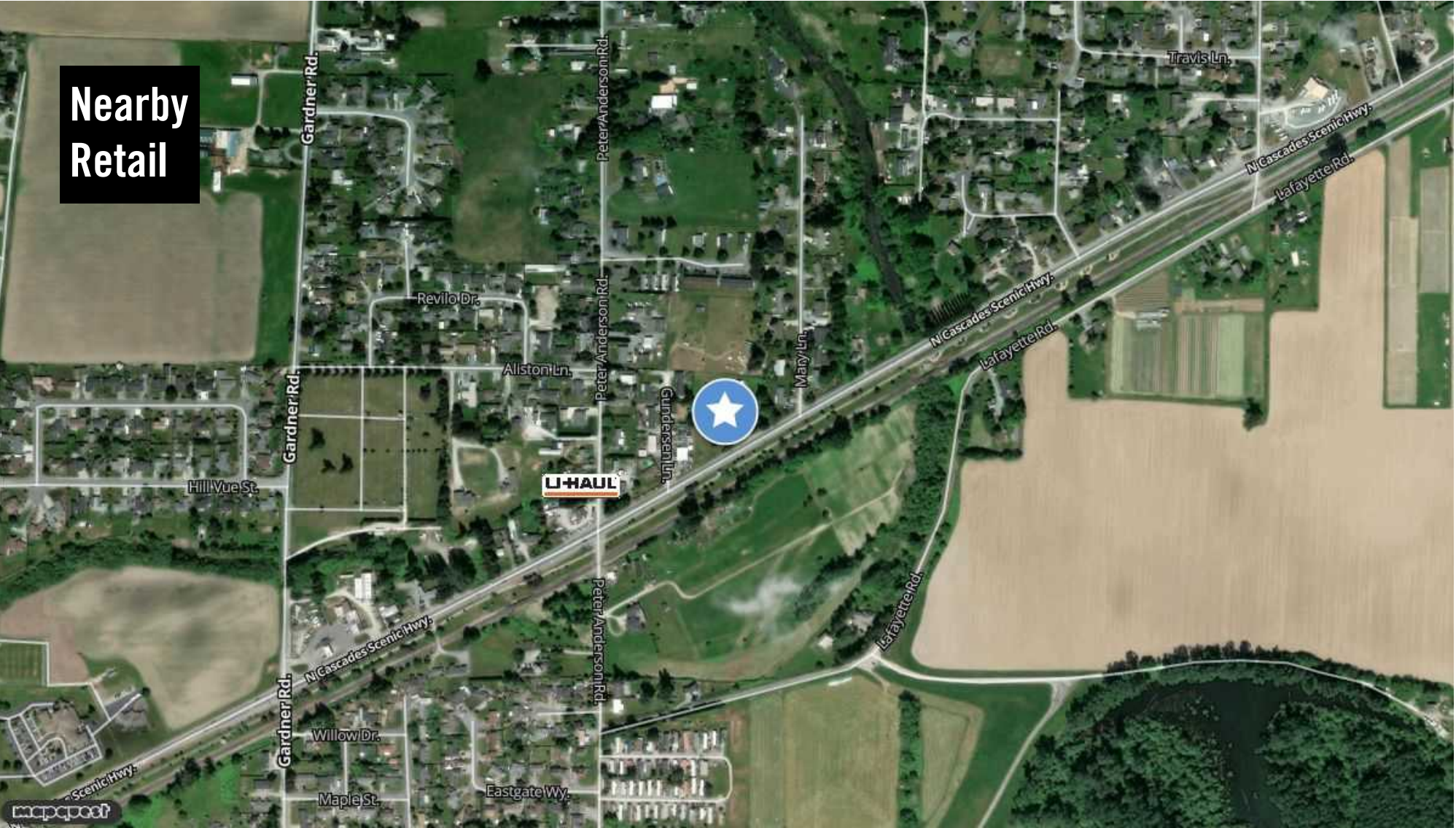
\$366

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Nearby
Retail

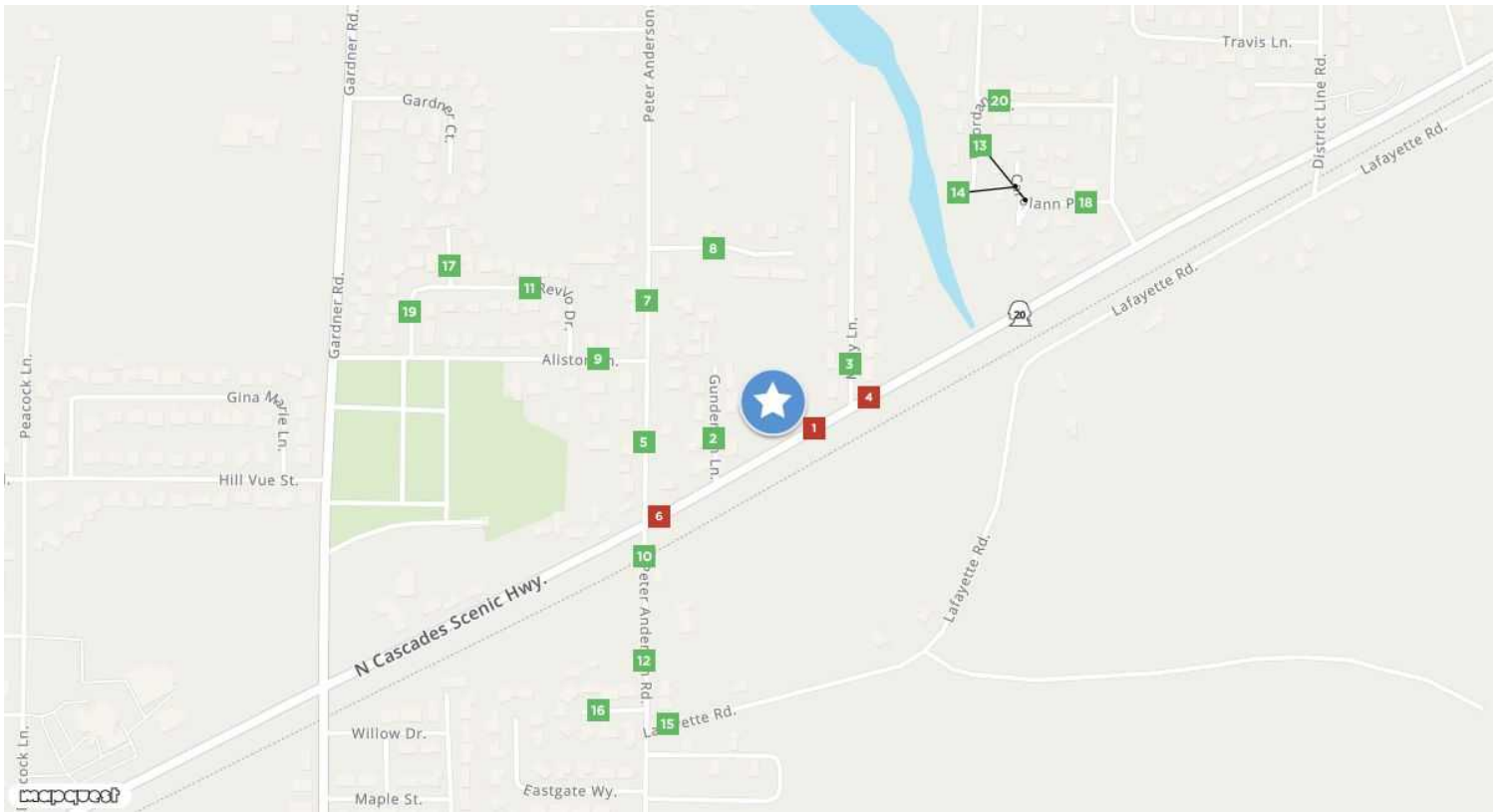


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Traffic Counts



N Cascades Hwy 1 Mary Ln Year: 2000 19,000 Year: 1999 18,000 Year: 1998 18,000	Gundersen Ln 2 N Cascades Hwy Year: 2001 90	Mary Ln 3 N Cascades Hwy Year: 2001 180	N Cascades Hwy 4 Mary Ln Year: 2000 19,000 Year: 1999 18,000 Year: 1998 17,000	Peter Anderson Rd 5 N Cascades Hwy Year: 2013 217 Year: 1998 493
N Cascades Hwy 6 Peter Anderson Rd Year: 2004 19,000 Year: 2002 19,000 Year: 2001 18,000	Peter Anderson Rd 7 Nelson Ln Year: 2001 360	Nelson Ln 8 Peter Anderson Rd Year: 1997 50	Aliston Ln 9 Revilo Dr Year: 2001 110	Peter Anderson Rd 10 N Cascades Hwy Year: 1998 493
Revilo Dr 11 Brandstrom Cir Year: 2001 80	Peter Anderson Rd 12 Penne Ln Year: 2001 50	Carol Ann Pl 13 Carol Ann Ct Year: 2001 30	Carol Ann Pl 14 Carol Ann Ct Year: 2001 50	Lafayette Rd 15 Peter Anderson Rd Year: 2007 454 Year: 2001 50
Penne Ln 16 Peter Anderson Rd Year: 2001 90	Brandstrom Cir 17 Revilo Dr Year: 2001 60	Carol Ann Pl 18 Jordan Rd Year: 1978 30	Revilo Dr 19 Brandstrom Cir Year: 2001 140	W Jordan Rd 20 Jordan Rd Year: 2001 40



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14.16.150 Rural Business (RB).

- (1) Purpose. The Rural [Business](#) zone is intended to provide reasonable expansion and change of [use](#) opportunities for existing isolated nonresidential [uses](#) in the rural area that provide job opportunities for rural residents and that are not consistent with the other commercial and industrial [Comprehensive Plan](#) designations and [zoning districts](#).
- (2) [Permitted Uses](#).
 - (a) Continuation of an existing commercial [use](#).
 - (b) Subject to an administrative decision, a change of [use](#) from the existing [use](#) to a [use](#) which is substantially similar to the existing [use](#) in terms of the type of commercial activity performed. A substantially similar [use](#) shall continue the same basic operational characteristics as the existing [use](#), shall be of no greater intensity, density, or generate no greater environmental or traffic [impact](#) than the existing [use](#).
 - (c) A [use](#) designated Rural [Business](#) may be expanded; provided, that any expansion is limited to a maximum of 50 percent of the gross [floor area](#) existing as of June 1, 1997, or 1,500 square feet, whichever is less. The maximum [floor area](#) of allowed expansion shall be determined based on the gross [floor area](#) dedicated to the Rural [Business](#) use as of June 1, 1997. The expansion, as well as all associated [development](#) including but not limited to parking areas, [driveways](#), septic systems, wells, and landscaping, must occur on the same [lot](#) upon which the existing [use](#) is located.
 - (d) [Outdoor working areas](#) may be expanded by a maximum of 50 percent; provided, that any expansion must occur on the same [lot](#) as the existing [outdoor working area](#). The area of allowed expansion shall be determined based on the [outdoor working area](#) dedicated to the Rural [Business](#) use as of June 1, 1997.
 - (e) [Habitat enhancement and/or restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#).
 - (f) [Owner operator/caretaker quarters](#) as accessory to a [business](#) use.
 - (g) [Maintenance, drainage](#).
 - (h) [Net metering system](#), solar.
 - (i) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.
 - (j) [Recycling drop box facility](#), accessory to a permitted public, institutional, commercial or industrial [use](#).
 - (k) [Vehicle charging station](#).
- (3) Administrative Special [Uses](#).
 - (a) Expansion of existing [major public uses](#) up to 3,000 square feet.
 - (b) [Minor public uses](#).
 - (c) Minor [utility developments](#).
 - (d) [Wireless facilities](#), subject to [SCC 14.16.720](#).
 - (e) [Temporary events](#).
- (4) [Hearing Examiner Special Uses](#).
 - (a) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.
 - (b) Major [utility developments](#).
 - (c) *Repealed by Ord. O20240010*.
 - (d) With an approved [Hearing Examiner](#) special [use](#) permit, a [use](#) designated Rural [Business](#) which was established prior to July 1, 1990, may be expanded beyond the 1,500-square-foot limit established in Subsection (2)(c) of this Section.

For [agricultural support services](#), the expansion is not limited. For all other [uses](#), the expansion may not exceed 50 percent of the gross [floor area](#) dedicated to the Rural [Business](#) use as of July 1, 1990, up to a maximum of 5,000 square feet; and Subsections (4)(d)(i) through (vi) of this Section must be met. The [applicant](#) shall have the burden of proof to demonstrate that the [use](#) was established, and to what extent, prior to July 1, 1990. An expansion of 50 percent is not guaranteed, but instead is a maximum allowance; provided, that in no instance shall an expansion greater than 5,000 square feet of gross [floor area](#) be allowed. Compliance with the criteria below may dictate a smaller maximum expansion. Expansions greater than 1,500 square feet shall not be allowed if the following criteria cannot be met:

- (i) The expansion, as well as all associated [development](#) including but not limited to parking areas, [driveways](#), septic systems, wells, and landscaping, will occur on the same [lot](#) upon which the existing [use](#) is located;
 - (ii) The expansion is visually compatible with the surrounding neighborhood and rural area;
 - (iii) Detrimental [impacts](#) to adjacent properties or to existing easement rights on the property will not be increased or intensified;
 - (iv) The expansion does not result in a formerly small operation dominating the area;
 - (v) The expansion will not constitute new [urban growth](#) in the rural area, except that [uses](#) may utilize [urban services](#) that are historically already available to the site; and
 - (vi) [Public services](#) and facilities are limited to those necessary to serve the isolated nonresidential [use](#) and are provided in a manner that does not permit low density [sprawl](#).
- (e) A [Hearing Examiner](#) special [use](#) permit is required to change from one [use](#) to another [use](#) when Subsection (2)(b) of this Section does not apply. The [Hearing Examiner](#) shall not grant a special [use](#) permit if he/she determines that the change of [use](#) would:
 - i. Result in a substantially increased [impact](#) on any 1 of the following criteria; or
 - ii. Result in smaller [impacts](#) across a number of criteria that combined, result in a substantially increased overall [impact](#). Information in parentheses defines “substantial [impact](#)” for that particular measure.
 - (A) Traffic generation (more than 10% increase in vehicle trips per [day](#) equals substantial increase).
 - (B) Parking requirements (the need to expand existing parking facilities or the likelihood that parking would flow over to adjacent [roads](#) or properties equals substantial increase).
 - (C) Hours of operation (10% increase in hours of operation, or any measurable increase in evening and weekend hours equals substantial increase).
 - (D) Visitors/customers visiting the site (10% increase in visitors to the site equals substantial increase).
 - (E) Need for expanded septic, sewer, water, power, or other services.
 - (F) Need for increased infrastructure, such as [road](#) widening or access improvements.

- (G) Noise, light, glare and related [impacts](#) from [business](#) operations on adjacent properties.
 - (H) Detrimental [impacts](#) on productive [use](#) of surrounding [natural resource lands](#).
 - (I) Detrimental [impacts](#) to surrounding [critical areas](#).
 - (J) Change to the visual character of the [structure](#) or property that would significantly and negatively affect the visual character of the surrounding rural area.
 - (K) Be inconsistent with an applicable community [development](#) plan, if one has been adopted.
- iii. Any [use](#) requiring the installation or extension of [urban services](#), including sewer and [stormwater](#), would be considered an urban [use](#) rather than a rural [use](#) and would be disqualified.
 - iv. A new [use](#) may take advantage of the one-time expansion opportunity provided to existing RB [uses](#), provided it satisfies the expansion criteria in the [Comprehensive Plan](#) and [development regulations](#). However, a change to a new [use](#) does not create any new expansion opportunities or rights.
- (5) [Dimensional Standards](#).
- (a) [Setbacks](#).
 - i. Front: 35 feet, where parking is located in front of [structure](#) or on sides, 55 feet.
 - ii. Side and rear: 35 feet.
 - iii. Accessory.
 - A. Front: 35 feet.
 - B. Side and rear: 35 feet.
 - iv. [Setbacks](#) from NRL lands shall be provided per [SCC 14.16.810\(7\)](#).
 - (b) Maximum height: 40 feet.
 - i. [Height](#) Exemptions. Flagpoles, ham radio [antennas](#), [church](#) steeples, water [towers](#), [meteorological towers](#), and fire [towers](#) are exempt. The [height](#) of [wireless facilities](#) is regulated in [SCC 14.16.720](#).
 - (c) Maximum [lot](#) coverage: 50%.
- (6) Additional requirements related to this [zone](#) are found in [SCC 14.16.600](#) through [14.16.900](#) and the rest of the Skagit [County](#) Code. (Ord. O20240010 § 1 (Att. 1); Ord. O20230007 § 1 (Att. 1); Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20070009 (part); Ord. 17938 Attch. F (part), 2000)