



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

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Rob@Servisscommercial.com

1800 Bickford Ave Ste 206 Snohomish, WA 98290-1769 Each Office Independently Owned and Operated.

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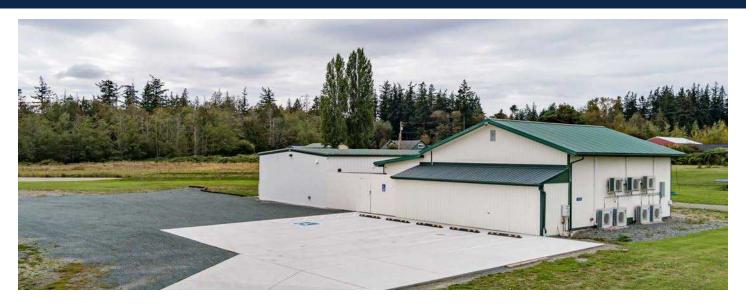
VERSATILE LAND/AG/INDUSTRIAL

9720 Padilla Heights Road Anacortes, WA 98221

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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
Zonina	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 committment to growth make this one of the more desirable areas to live, invest, and operate in Washington state.





Building Details

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

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Building Details

- +/- 1,680 square feet
- State of the art lighting, HVAC, and ventilation

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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



Sucuberry Lane

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



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.

PROPERTY PHOTOS

VERSATILE LAND/AG/INDUSTRIAL



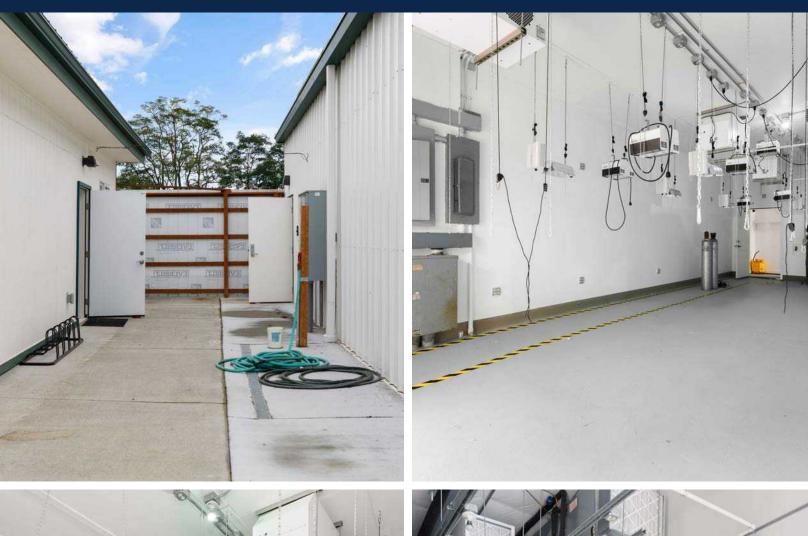






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PROPERTY PHOTOS







VERSATILE LAND/AG/INDUSTRIAL

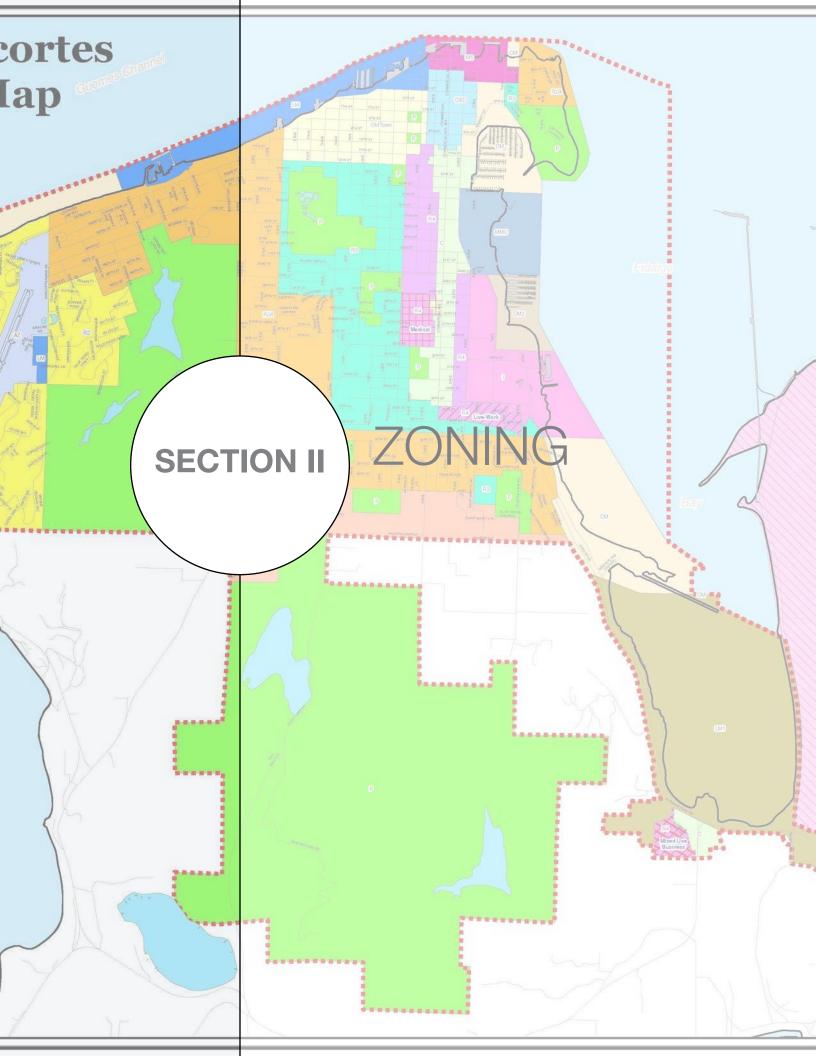
PROPERTY PHOTOS

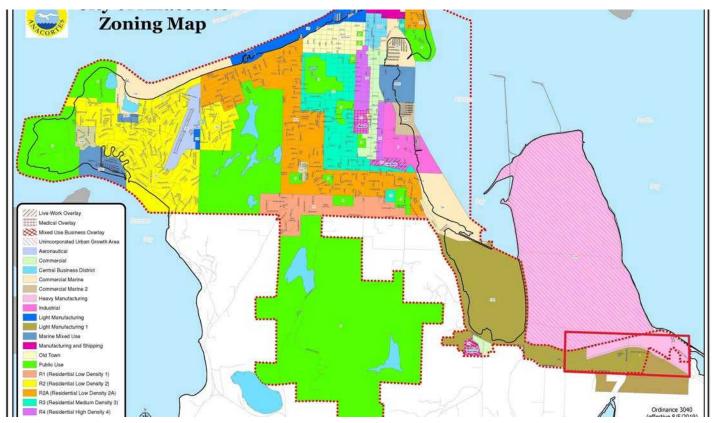










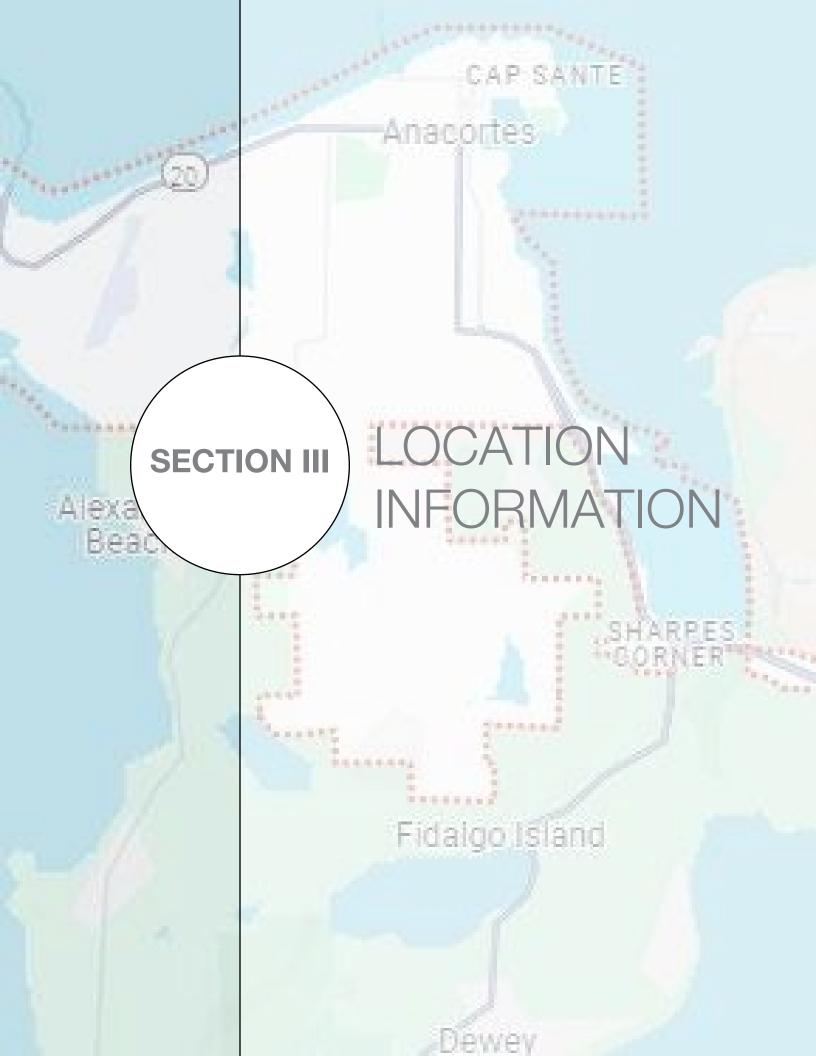


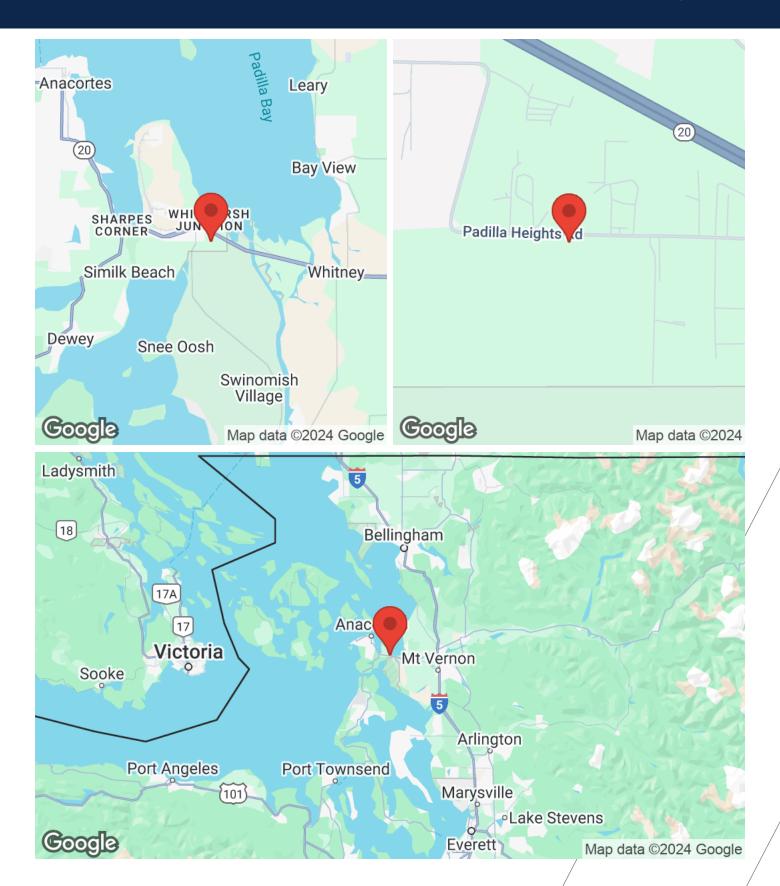
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Zoning Details - Light Manufacturing 1

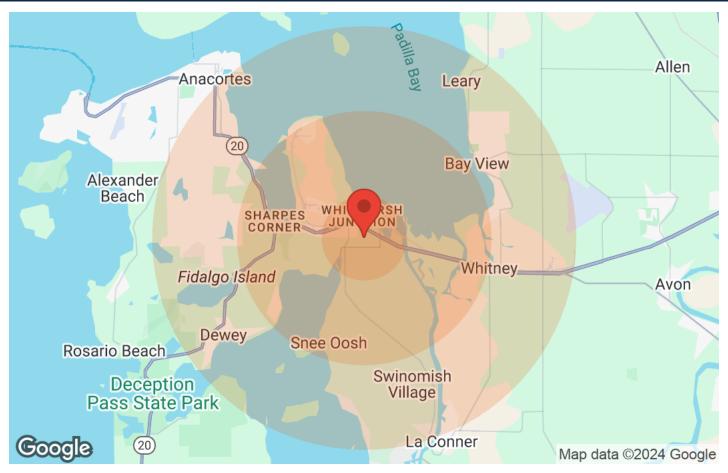
- LM 1 zoning allows for a variety of uses
- Visit https://anacortes.municipal.codes/AMC/19.45.020
- Cannabis production is an approved use
- Storage, additional agricultural use, among other











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5,572
2,764
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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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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.

DISCLAIMER

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RE/MAX ELITE

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