



MLS  
#2439582

**WORK & RENT  
OPPORTUNITY!**

1101 S 2ND ST  
MOUNT VERNON,  
WA 98273

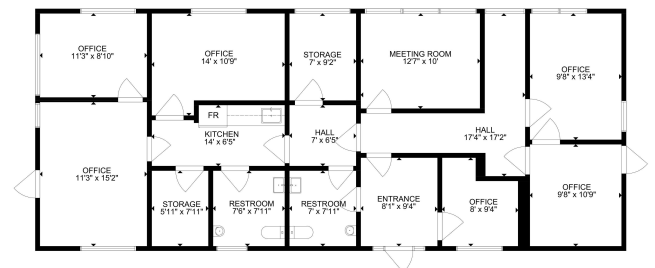
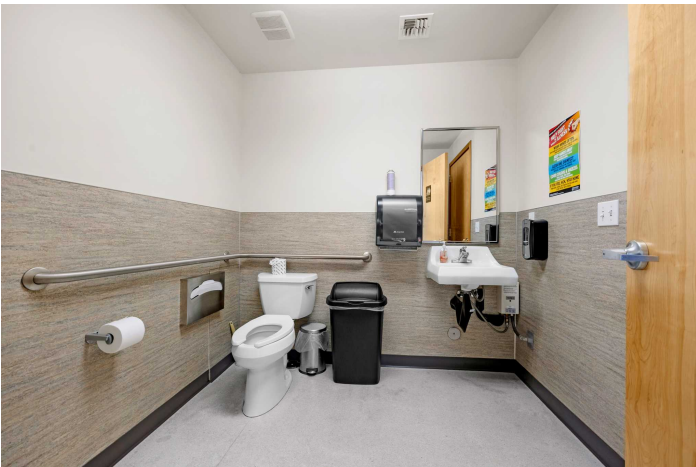


Two office spaces in one prime location! This low-maintenance, one-story building features 1,612 sq. ft, high ceilings, large windows & abundant natural light. Flexible zoning and a versatile layout make it ideal for a wide range of businesses—operate in one suite and rent the other. Currently divided into two units: Suite A offers an exterior entrance, 2 offices, a bathroom, conference room, storage, and shared kitchen. Suite B is larger with 2 exterior entrances, 3 offices, lobby, conference room, bathroom, storage, and shared kitchen. Located in DT Mount Vernon, it boasts 128 ft of street frontage, strong visibility, walkable amenities, a metal roof, A/C, and a large level parking lot with 3 access points. An incredible opportunity!

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GROSS INTERNAL AREA  
TOTAL 1661 SQ. FT.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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