

2 Commercial Buildings and 1 Warehouse

625 NORTH 4TH STREET
MOUNT VERNON, WA 98273



Windermere
COMMERCIAL





2 BUILDINGS & 1 WAREHOUSE
APPROX. .44 ACRES

625 NORTH 4TH STREET MOUNT VERNON, WA

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THE OFFERING

Windermere Commercial Real Estate is pleased to offer For Sale 3 commercial buildings on approx. .44 acres in Mount vernon, WA. Building are located out of the flood plain.

Builidng #1 is a concrete building of approximately 2,400 SF. Built in 1946 this building has been completely remodeled.

Building 2 also a concrete building is approximately 680 SF. Building 2 is attached to building 1 by a breezeway.

Building 3 is an approximate 1,080 SF Warehouse built in 1996.

North 4th Street is an extension of Riverside Drive.

FOR SALE:

\$695,000

LOCATION HIGHLIGHTS



ZONE - C-2
GENERAL COMMERCIAL

- Conveniently located in the Mount Vernon City Limits just east of I-5 and out of the Flood Plain, this site is easily accessible from both downtown Mount Vernon and College Way.
- Mount Vernon is approx. 60 miles north of Seattle and 65 miles south of Vancouver, BC; it is one of the fastest growing cities in the Northwest and the largest city in Skagit County.
- This site has a close proximity to Skagit Regional Airport, International Airports, Deep-Water Seaports, Rail and Truck Routes throughout the United States and Canada.
- Skagit County provides a skilled workforce and a strong education system.

BUILDING HIGHLIGHTS



Building #1 is a concrete building of approximately 2,400 SF with an open floor space containing a kitchen area and restroom. Built in 1946 this building has been completely remodeled including tank removal and a letter of No Further Action from Environmental Protection Agency (EPA).



Building 2 also a concrete building is approximately 680 SF and is partially remodeled into two separate spaces with installed minisplits for heating and cooling. Kitchen area and restroom have not been finished. Building 2 is attached to building 1 by a breezeway.

Building 3 is an approximate 1,080 SF Warehouse built in 1996.

FOR SALE

FRONT BUILDING - BACK BUILDING ATTACHED BY BREEZE WAY - WAREHOUSE



PROPERTY OVERVIEW

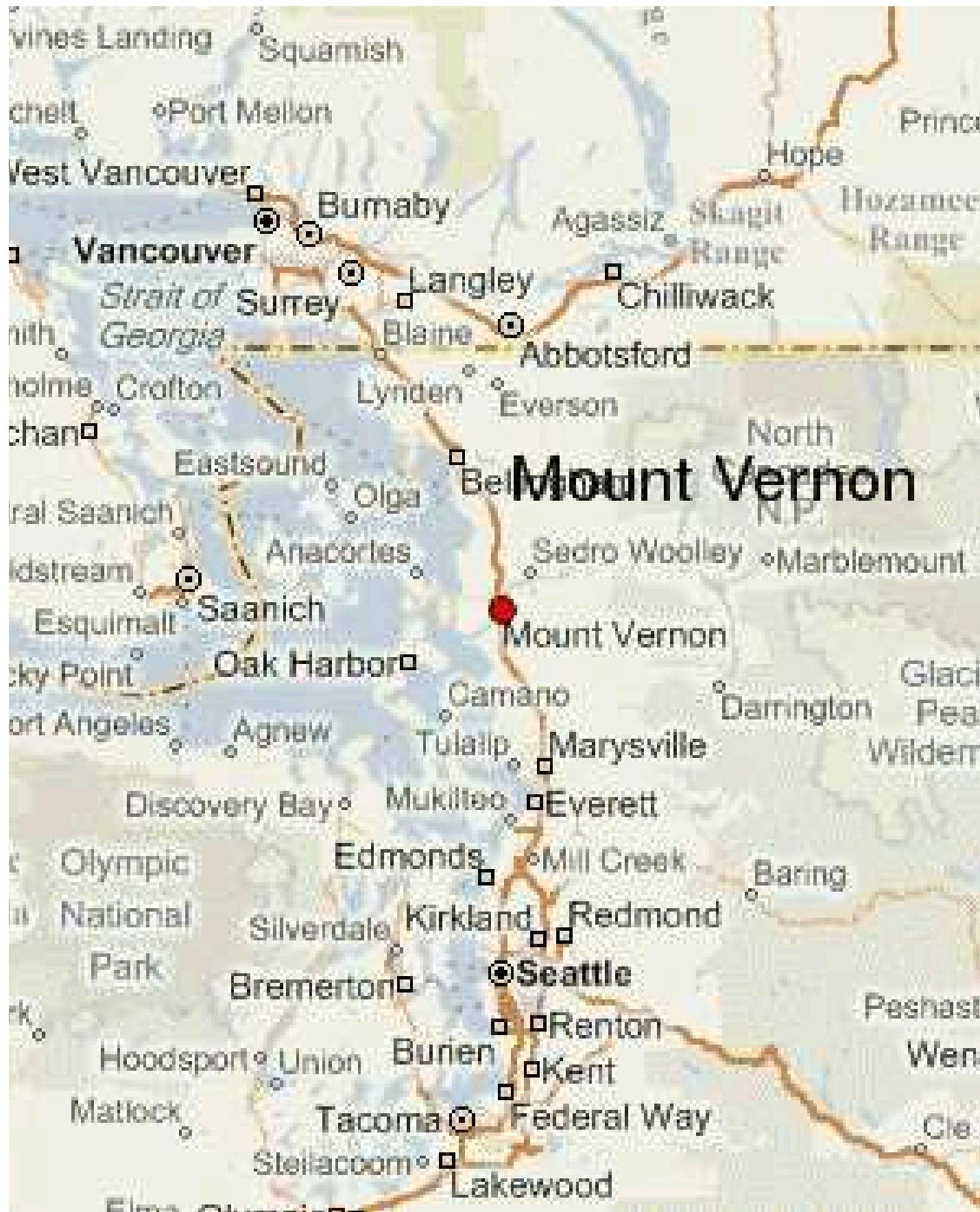
MOUNT VERNON AND SURROUNDING AREAS

STRATEGICALLY LOCATED BETWEEN SEATTLE AND VANCOUVER, BC, MOUNT VERNON IS ONE OF THE FASTEST GROWING CITIES IN THE NORTHWEST AND THE LARGEST CITY IN SKAGIT COUNTY.

SUPPORTED WITH ACCESS TO DEEP-WATER SEAPORTS, INTERNATIONAL AIRPORTS, AND RAIL; WITHIN CLOSE PROXIMITY TO WORLD-LEADING RESEARCH INSTITUTIONS, ADVANCED MANUFACTURING, INFORMATION TECHNOLOGY CENTERS AND WORLD CLASS HEATH CARE, SKAGIT COUNTY PROVIDES A SKILLED WORKFORCE, STRONG EDUCATION SYSTEM, AND ENVIABLE QUALITY OF LIFE STRETCHING FROM PUGET SOUND TO THE NORTH CASCADES.

ADD IN THE LOCAL INDUSTRY OF AGRICULTURE, TOURISM, QUAINTE SURROUNDING TOWNS, THE GATEWAY TO THE SAN JUAN ISLANDS AND THE HIKING, CLIMBING, SKIING AND SNOWBOARDING IN THE NORTH CASCADES ... ONE WILL FIND ENDLESS PLAY TO REWARD ONES HARD WORK.

DEMOGRAPHICS



MOUNT VERNON AND BURLINGTON, WASHINGTON

TRAFFIC COUNTS

College Way Exit 75,457 VPD

DEMOGRAPHICS

CENSUS 2024

Population	<u>46,158</u>
Total Households	16,828
Median HH Income	\$80,547
Median Home Value	\$436,054



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