



LAND OPPORTUNITY

SITE

PRIME HARD CORNER SITE | Mount Vernon, WA
SWC East College Way & N Laventure Road





2120 East College Way, Mount Vernon, Washington 98273

- FOR SALE Approx. 60,548.4 SF | 1.39 Acres
- SWC East College Way & N Laventure Road
- Outstanding Hard Corner at Signalized Intersection
- Across from Skagit Valley College (4,200+ students)



BURNSRealty

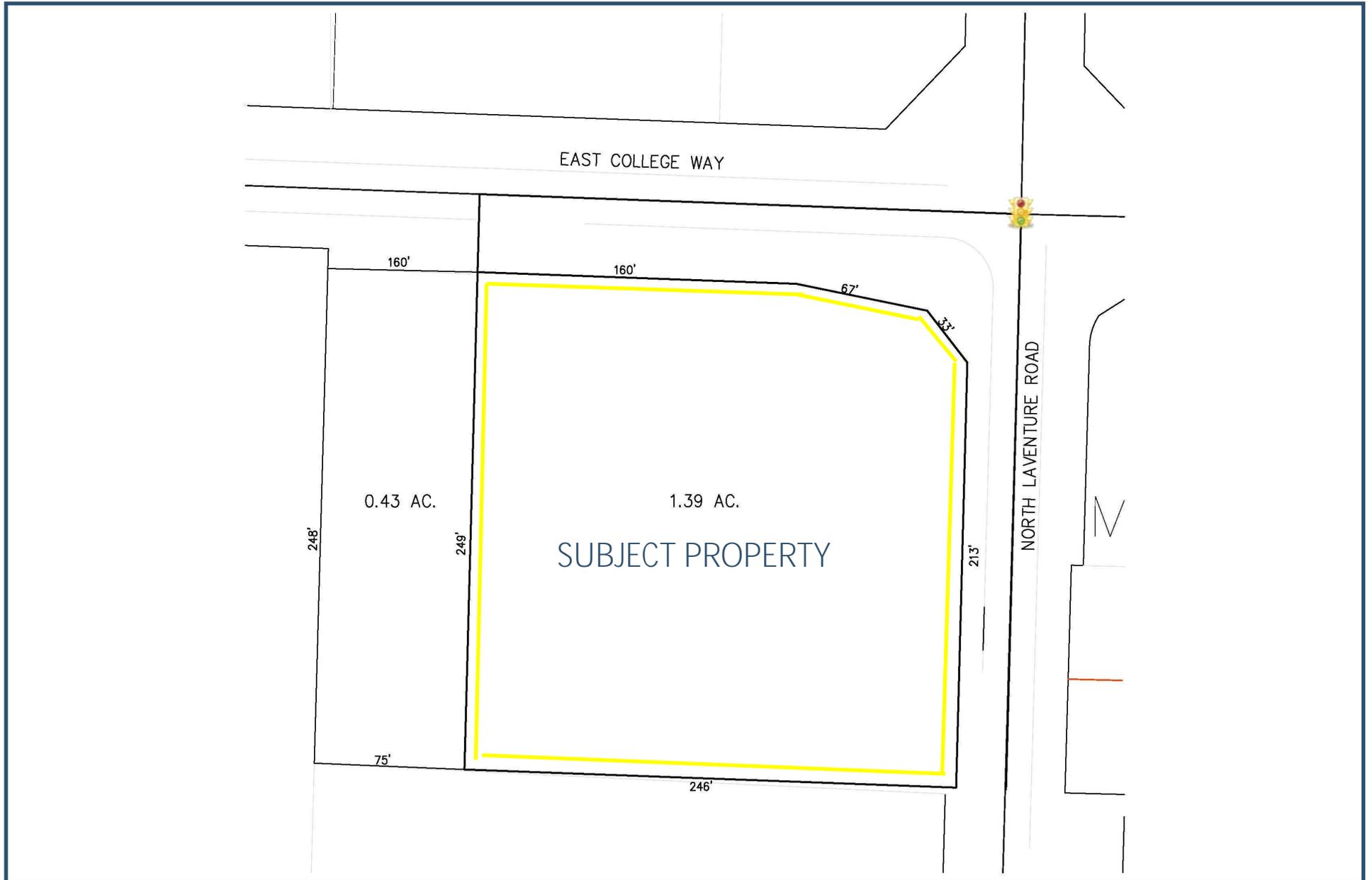
BRUCE BURNS | KATHERINE BURNS



PROPERTY SUMMARY

- For Sale \$2,500,000
- Approximately 1.39 Acres
- Hard Corner at Signalized Intersection
- Across from Skagit Valley College
- Excellent access
- Zoning: (C-2) General Commercial
- High traffic counts
- Strong Demographics

SITE PLAN

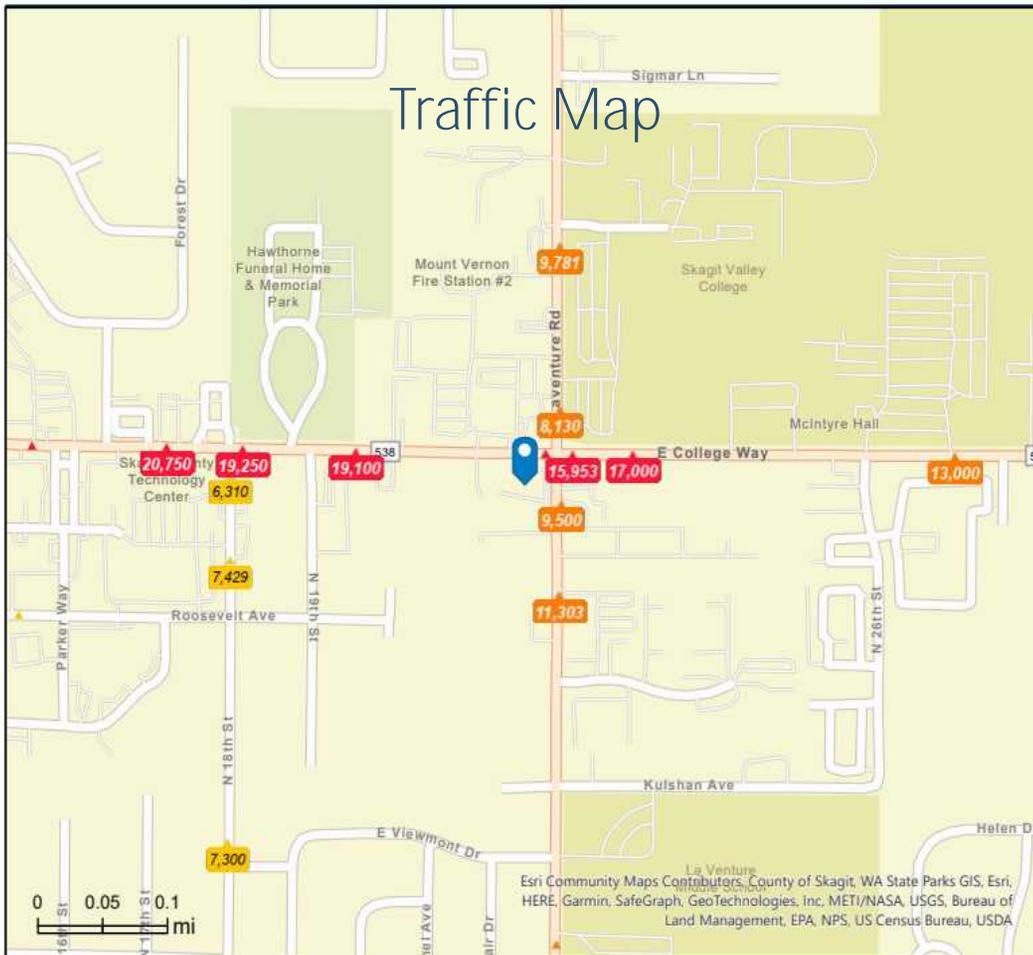


The information contained herein has been obtained from reliable sources, but is not guaranteed. Properties are subject to change.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,477	48,790	60,974
Ave HH Income	\$73,643	\$91,548	\$97,017
Households	4,871	17,962	22,552

For more information:



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