

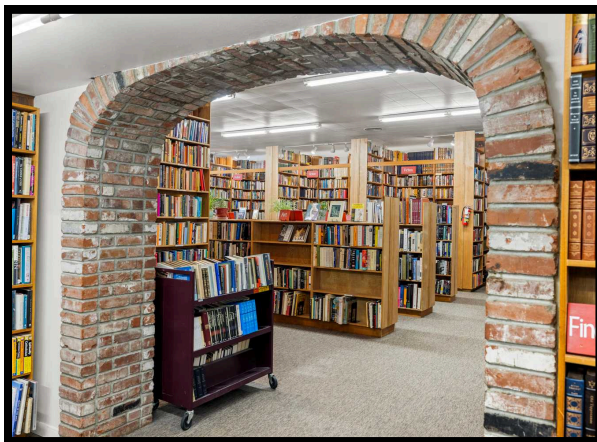
ERIK
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GROUP



701 S 1st St, Mount Vernon

Fantastic investment opportunity in prime downtown Mount Vernon location. Fully rented, this 13,000 square foot property features a beloved, long-term retail tenant on the main floor with ample living space above. On the second floor you'll find a mix of 18 rental units which include full apartments and individual rooms along with communal kitchen, restrooms, and coin operated laundry. These units offer a great opportunity for low income housing and are in great demand. Located in the heart of downtown, this historic building is within easy walking distance of the Skagit Riverwalk, grocery stores, restaurants, the Lincoln Theatre, summer concerts, farmers markets, shops, and everything downtown Mount Vernon offers.

- 13,000 SqFt building
- .166 acre lot
- Long term retail tenant on first floor
- 18 rental units on second floor
- Coin operated laundry
- Communal kitchen for individual room rentals
- Great opportunity for low income housing
- Downtown & close to all amenities
- Close to local events
- Prime location
- Excellent rental history
- Zoned commercial industrial



Scan for up to date pricing and more!



Pettruzzelli Inc.
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