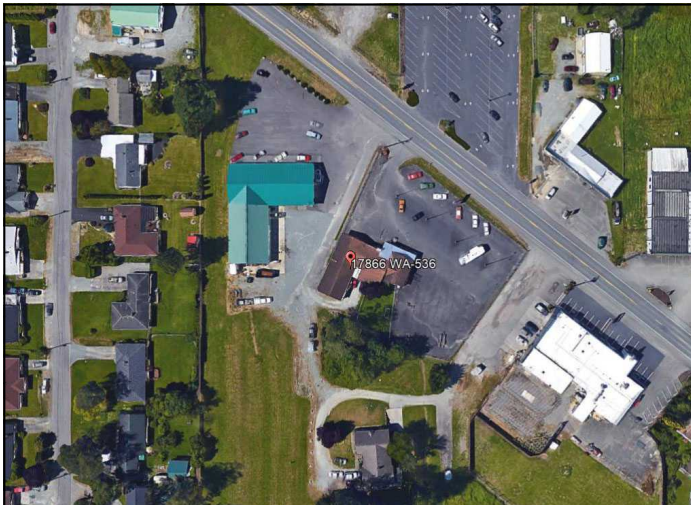


17866 SR 536 MOUNT VERNON, WA

FOR SALE

- 3,092 +/- sf mixed use bldg on 1.06 +/- acres
- Large fence and paved lot
- Potential for gas station, retail, storage facility
- On route to Anacortes, Oak Harbor, and the Islands
- Zoned URC-I: Urban Reserve Commercial-Industrial
- \$649,000 CBA ID#642222

*adjacent property also for sale



Jarrold Ball
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LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

14.16.195 Urban Reserve Commercial-Industrial (URC-I).

(1) Purpose. The purpose of the Urban Reserve Commercial-Industrial district is to allow for limited commercial, industrial, or other nonresidential [uses](#) of the land in certain unincorporated UGAs at lower than urban intensities and without requiring the provision of [urban services](#) and/or utilities. The Urban Reserve Commercial-Industrial district is also intended to reserve the remainder of the land for more intensive urban commercial/industrial [development](#) in the future. More intensive [development](#) than that allowed under the Urban Reserve Commercial-Industrial district will require annexation to the appropriate jurisdiction or will require approval of an urban reserve [development permit](#) pursuant to [SCC 14.16.910](#).

(2) [Permitted Uses](#).

- (a) Art galleries and studios.
- (b) Business/professional offices.
- (c) Community club/grange hall.
- (d) [Family day care provider](#).
- (e) Vehicle charging and [vehicle fueling station](#) and automobile [repair](#) garages conducted inside a [building](#).
- (f) [Habitat enhancement](#) and/or [restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#).
- (g) [Historic sites](#) open to the public.
- (h) Indoor or outdoor storage facilities, excluding unlicensed and [inoperable vehicles](#).
- (i) [Kennel](#), day-use.
- (j) Loft living quarters above store fronts.
- (k) [Mini-storage](#).
- (l) [Minor public uses](#).
- (m) Natural resource support services, including office [uses](#) and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and [repair](#) of equipment and supplies for natural resource industries.
- (n) Outside sales of new and used vehicles, boats and mobile homes or equipment.
- (o) [Owner operator/caretaker quarters](#) accessory to [primary use](#).
- (p) [Pre-school](#).
- (q) Production, [repair](#), and servicing of specialized tools and equipment.
- (r) Retail and service businesses.
- (s) Restaurants.
- (t) Retail and wholesale nurseries/greenhouses.
- (u) Small [animal clinic/hospital](#).
- (v) Small retail and service businesses.
- (w) Small scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products.
- (x) Warehouses and distribution and wholesale [uses](#).
- (y) [Maintenance, drainage](#).

- (z) [Net metering system](#), solar.
 - (aa) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.
 - (bb) [Recycling drop box facility](#).
 - (cc) [Temporary events](#).
- (3) [Administrative Special Uses](#).
- (a) [Active recreational facilities](#).
 - (b) Expansion of existing [major public uses](#) up to 3,000 square feet.
 - (c) [Kennels](#).
 - (i) Boarding [kennel](#).
 - (ii) Limited [kennel](#).
 - (d) Large [animal clinic/hospital](#).
 - (e) Minor [utility developments](#).
 - (f) Parks, specialized recreational facility.
 - (g) [Personal wireless services](#) towers, subject to [SCC 14.16.720](#).
 - (h) [Race track, indoor](#).
 - (i) Trails and primary and [secondary trailheads](#).
 - (j) [Marijuana retail facility](#).
- (4) [Hearing Examiner Special Uses](#).
- (a) [Church](#).
 - (b) [Group care facility](#).
 - (c) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.
 - (d) Major [utility developments](#).
 - (e) Storage of [unlicensed/inoperable vehicles](#).
 - (f) [Marijuana production/processing facility](#).
- (5) [Dimensional Standards](#). The following dimensional requirements shall apply, unless the [project](#) receives an urban reserve [development permit](#), pursuant to [SCC 14.16.910](#), in which case the [development](#) standards, any design review standards, landscaping, parking, and signage standards from the applicable [city](#) code in whose UGA the [project](#) is located shall apply.
- (a) [Setbacks, Primary and Accessory Structure](#).
 - (i) Front: 35 feet.
 - (ii) Side and rear: None on interior [lot](#) lines adjacent to other commercial designations.
On [lot](#) lines adjacent to other land [use](#) designations: side: 15 feet; rear: 20 feet.
 - (b) [Setbacks](#) from NRL lands shall be provided per [SCC 14.16.810\(7\)](#).
 - (c) Maximum height: 40 feet.
 - (i) [Height Exemptions](#). Flagpoles, ham radio [antennas](#), [church](#) steeples, water [towers](#), [meteorological towers](#), and fire [towers](#) are exempt. The [height](#) of [personal wireless services](#) towers is regulated in [SCC 14.16.720](#).

- (d) Maximum Size Limits. Total [gross building area](#) of primary and [accessory uses](#) shall not exceed 5,000 square feet of [new construction](#) per parcel, calculated on a cumulative basis after August 26, 2003, unless the [owner](#) has obtained an urban reserve [development permit](#) pursuant to [SCC 14.16.910](#).
 - (e) Minimum [lot size](#): 5 acres or 1/128th of section; unless the [owner](#) has obtained an urban reserve [development permit](#), pursuant to [SCC 14.16.910](#). No [variances](#) to this minimum [lot size](#) requirement shall be granted. Existing [lots](#) smaller than this minimum [lot size](#) shall be subject to the provisions of [SCC 14.16.850](#), [lot](#) certification.
 - (f) Maximum [lot](#) coverage: 50%.
- (6) Infrastructure [Development](#) Standards. [Subdivisions](#) of land, [building permits](#), and land [use](#) actions which are allowed by this Section shall meet those [development](#) standards for infrastructure established by Chapter [14.18 SCC](#) and applicable generally to land outside the unincorporated UGAs and the following additional requirements:
- (a) If public water service is available, as a condition of any [development approval](#) in the unincorporated UGA, the property [owner](#) shall obtain a certificate of water availability for the proposed [use](#) from a public water utility, and connect to the water system. Fire flow requirements shall be as specified in Chapter [14.28 SCC](#), Appendix A (Minimum Fire Flow Design Standards).
 - (b) Any short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land to the rural densities or sizes permitted in this Section without obtaining an urban reserve [development permit](#) shall contain a notation on the face of the short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land that identifies an area within the parcel where [structures](#) are not permitted to accommodate future rights-of-way for urban transportation infrastructure and utilities that will be required when the property is further subdivided and developed at urban densities and land [uses](#).
 - (i) This area of restriction may be modified administratively, at the request of the property [owner](#), without requiring an amendment to the short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land.
 - (ii) The [County](#) shall consult with the [city](#) in whose UGA the property is located and base its determination of the appropriate location and width of these reserve areas on the [development regulations](#) and planning documents of the [city](#) in whose UGA the property is located.
 - (iii) The note on the face of the short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land shall specify that when the property is further subdivided for urban densities and land [uses](#) and when [dedication](#) of rights-of-way for [roads](#) and utilities is completed as part of that future [subdivision](#) and urban [development approval](#), the permanent [structures](#) restriction contained in the initial short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land shall expire and shall be replaced with that future [dedication](#).
 - (c) Nothing in this Section shall preclude Skagit [County](#) from requiring that additional infrastructure, including transportation, fire, police, and parks, be provided as a condition of a specific [development](#) on a case-by-case basis, pursuant to [SEPA](#), special studies, or other requirements and standards, under the process for approval provided in Skagit [County](#) development regulations for all [developments](#). Skagit [County](#) shall consider applicable municipalities' [capital facilities](#) plans for public facilities and

services, together with all relevant facts, in establishing the conditions for approval, as provided by [County](#) ordinance.

(d) Maximum Wastewater Output. The proposed [use](#) or expansion added since August 26, 2003, shall generate an increase in wastewater output no greater than that generated by an equivalent single-family residential unit (ERU). For purposes of this Subsection, an ERU is defined as a [structure](#) or facility that does not exceed 20 fixture units under the Uniform Plumbing Code as adopted by Skagit [County](#). The [County](#) shall not permit a nonresidential [development](#) in this [zone](#) that exceeds 20 fixture units, unless the proposed [use](#) and associated wastewater generation is approved pursuant to an urban reserve [development permit](#).

(e) In accordance with the Growth Management [Act](#) and the Skagit [County](#) Comprehensive [Plan](#), [cities](#) are the units of local government most able to provide [urban services](#), including services necessary to treat wastewater in this district. In the event that off-site treatment of wastewater is desired, such treatment services must be provided by the appropriate [city](#) government.

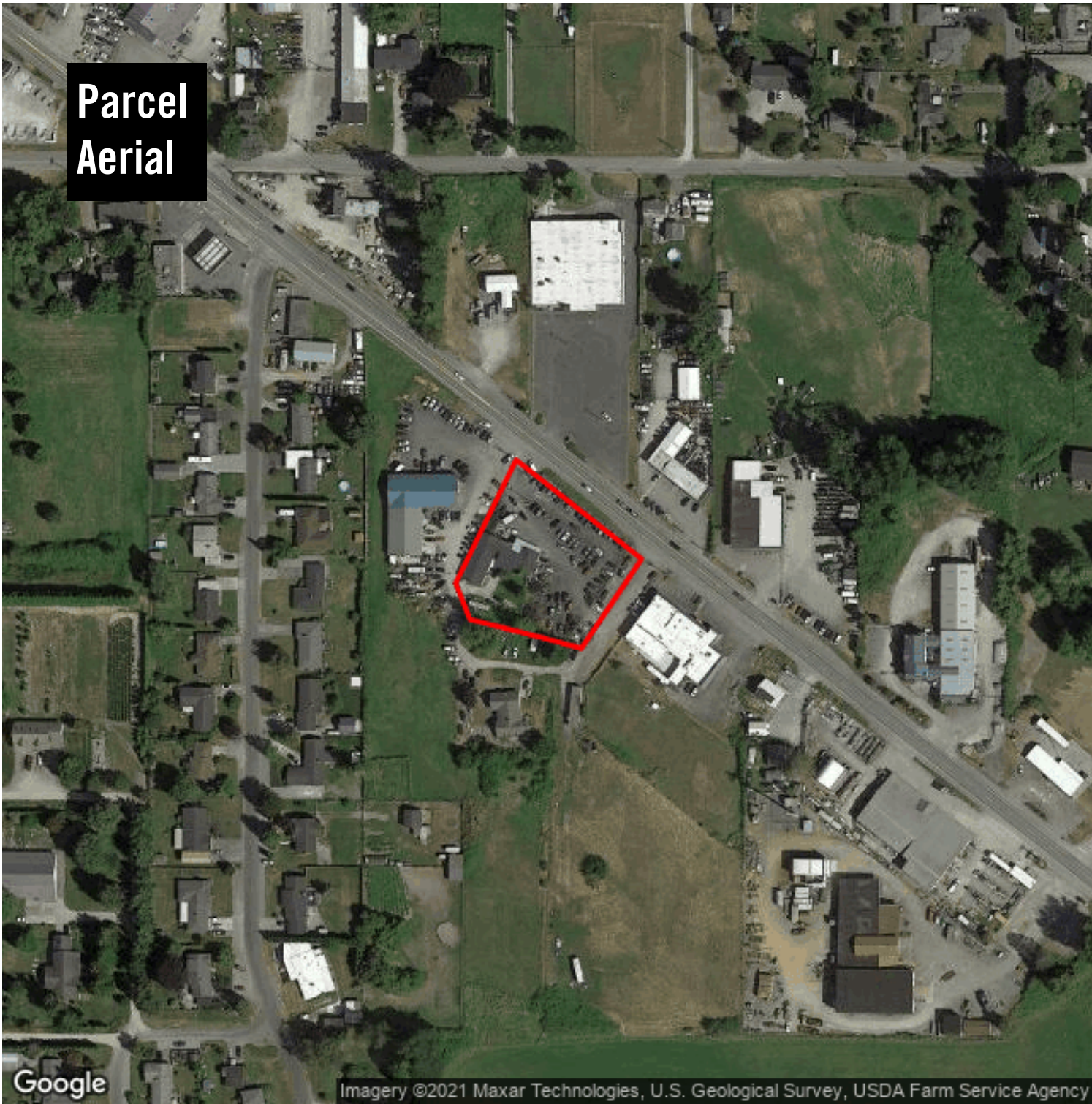
(7) Pedestrian Circulation. Pedestrian walkways shall be provided between parking areas and the [uses](#) served by that parking.

(8) Additional requirements related to this [zone](#) are found in [SCC 14.16.800](#), [14.16.810](#), [14.16.830](#) (specifically Type III landscaping as required for RVC, RC, SSB and R [zones](#)), [14.16.840](#), [14.16.850](#), [14.16.870](#), [14.16.880](#) and the rest of the Skagit [County](#) Code. (Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20150005 § 3 (Att. 1); Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050007 § 4)

Car Lot

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



Car Lot

17866 Hwy 536
Mount Vernon, WA 98273



Jarrod Ball
jb@learnedcommercial.com
360-855-8875



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 17866 Hwy 536, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

17,829

AVG. HH SIZE

2.57

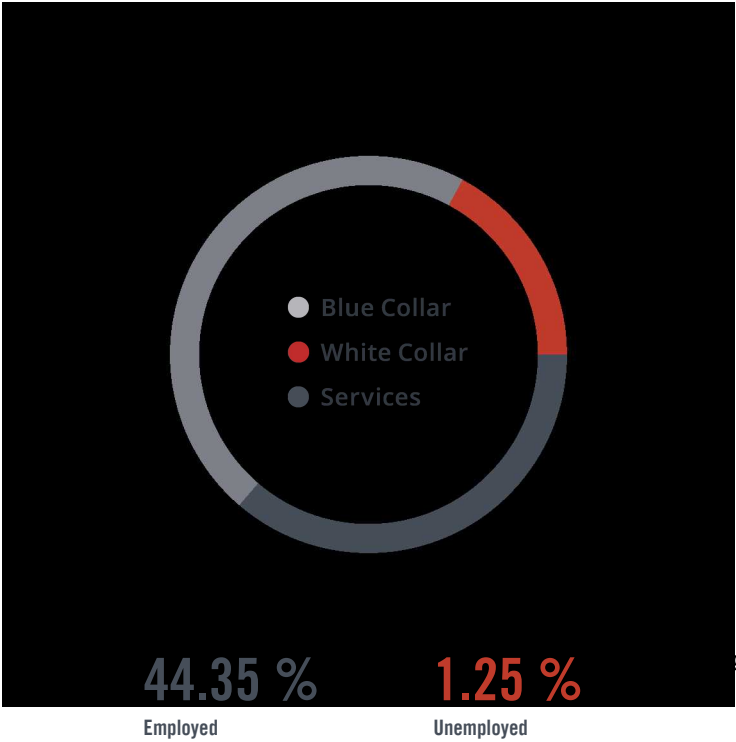
MEDIAN HH INCOME

\$51,889

HOME OWNERSHIP

3,106

3,620



EDUCATION

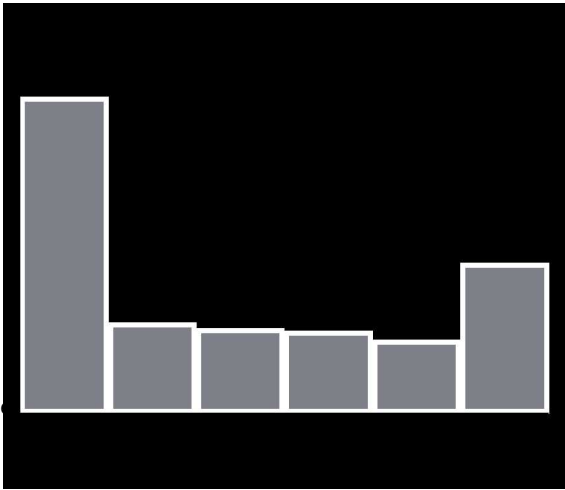
High School Grad:	23.80 %
Some College:	29.42 %
Associates:	7.68 %
Bachelors:	21.62 %

GENDER & AGE

50.25 %



49.75 %

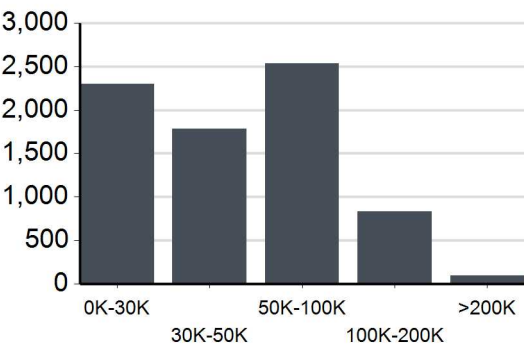


RACE & ETHNICITY

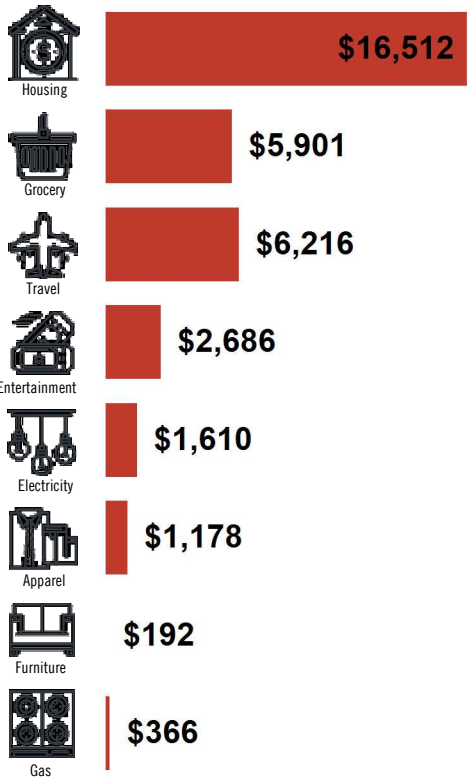
White:	65.04 %
Asian:	0.13 %
Native American:	0.45 %
Pacific Islanders:	0.00 %
African-American:	0.51 %
Hispanic:	21.67 %
Two or More Races:	12.20 %



INCOME BY HOUSEHOLD



HH SPENDING

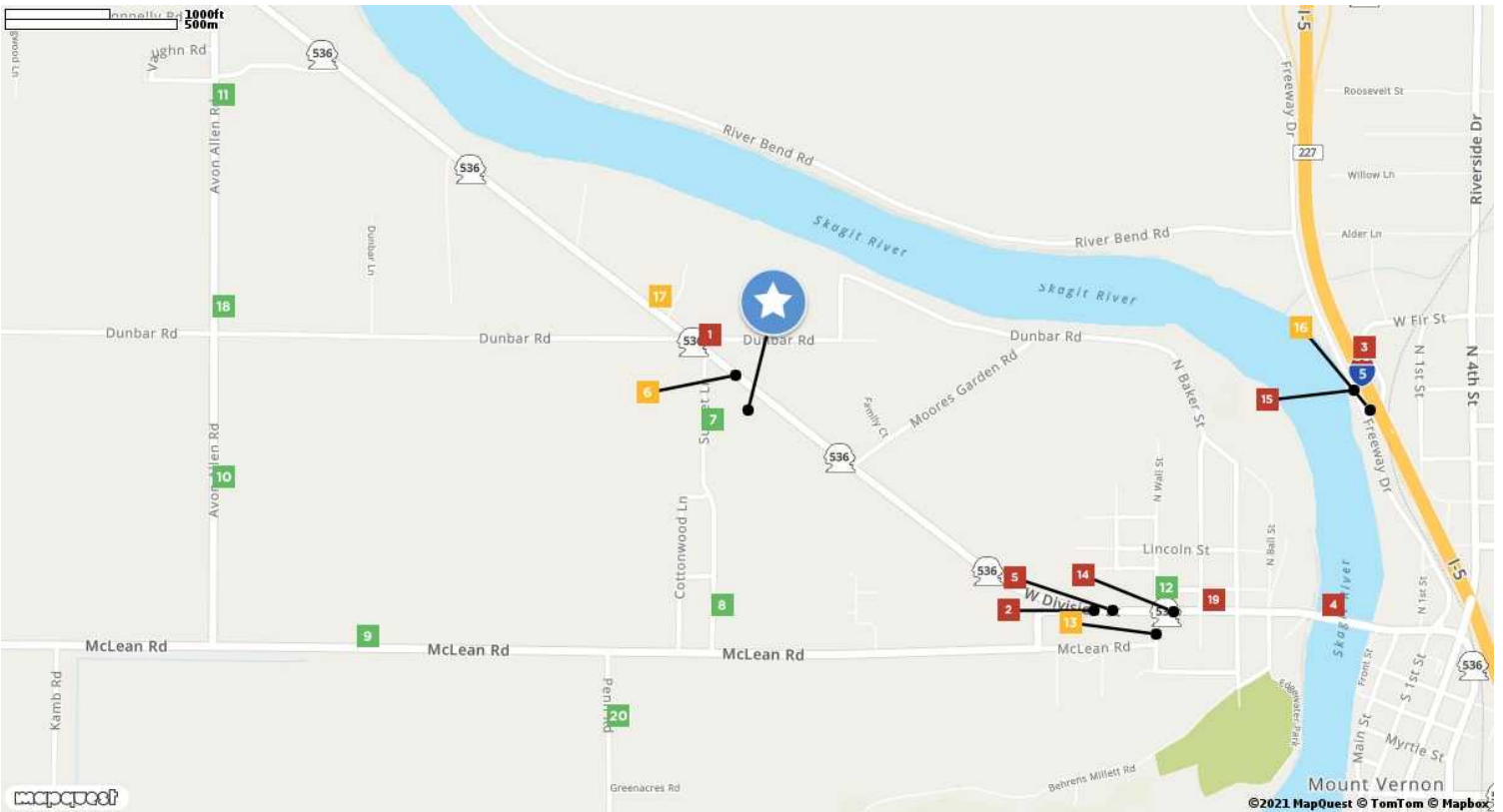


Car Lot

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Traffic Counts



Memorial Hwy 1 Sunset Ln Year: 2018 11,000 Year: 2017 11,000	West Division Street 2 Curtis St Year: 2018 13,000	E College Way 3 Year: 2018 76,000	Division 4 Main St Year: 2018 19,000 Year: 2017 20,000 Year: 2015 20,000	W Division St 5 Curtis St Year: 2017 12,000 Year: 2015 11,000 Year: 2013 11,590
Memorial Hwy 6 Sunset Ln Year: 2015 10,000 Year: 2014 10,000 Year: 2013 10,000	Sunset Ln 7 Cottonwood Ln Year: 2015 445 Year: 2001 240	Sunset Ln 8 McLean Rd Year: 2015 445 Year: 2001 90	McLean Rd 9 Avon Allen Rd Year: 2015 4,291 Year: 2011 5,185 Year: 2009 4,116	Avon Allen Rd 10 Dunbar Rd Year: 2015 1,334 Year: 2011 1,226 Year: 2007 1,171
Avon Allen Rd 11 Nilson Rd Year: 2015 1,334 Year: 2011 1,226 Year: 2004 1,108	N Wall St 12 Cosgrove St Year: 2013 673 Year: 2012 794	S Wall St 13 McLean Rd Year: 2013 5,519 Year: 2012 5,693 Year: 2005 4,100	W Division St 14 N Wall St Year: 2013 17,540	Freeway Dr 15 Cameron Way Year: 2013 13,211 Year: 2012 10,073
Cameron Way 16 I- 5 Year: 2013 8,489 Year: 2012 7,445	Memorial Hwy 17 Dunbar Ct Year: 2012 9,100 Year: 2007 12,386 Year: 2005 12,000	Avon Allen Rd 18 Dunbar Rd Year: 2011 1,226 Year: 2004 1,108	W Division St 19 S Barker St Year: 2010 23,000 Year: 2005 22,000 Year: 2005 21,700	Penn Rd 20 Greenacres Rd Year: 2009 517 Year: 1996 665



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