



Windermere
COMMERCIAL

OFFERING MEMORANDUM

SHIP HARBOR DEVELOPMENT PROPERTY



OFFERING SUMMARY

5320 Ferry Terminal Road, Anacortes, WA 98221

Waterview Development Property.

A great location for a residential development, townhomes or apartments, no density maximums just fit your development within the parking, landscape and height parameters.

Located next to the Washington State Ferry Terminal, a block from the Guemes Channel Trail, and close to town - ideal spot to develop.

Property includes an old restaurant building that is most likely a tear down. Decks and building are unsafe to enter when viewing the property.

LOT SIZE: 2.2 ACRES

PROPERTY: 9,600 SQFT

ZONING: MIXED USE MARINE

SUBTYPE: COMMERCIAL RESIDENTIAL



GEOGRAPHIC REGION

The City of Anacortes is located on Fidalgo Island in Skagit County and has a population of 20,451 living within 5 miles of the Anacortes Professional Center.

Anacortes is 15 miles from I-5 in Burlington Wa, 11 miles from NAS Whidbey Island, 60 miles from Seattle, 74 miles from SeaTac airport and 35 miles from the US Canadian Border in Blaine.

Fidalgo Island is also the gateway to the San Juan Islands, with Washington State Ferry System launching from Anacortes.

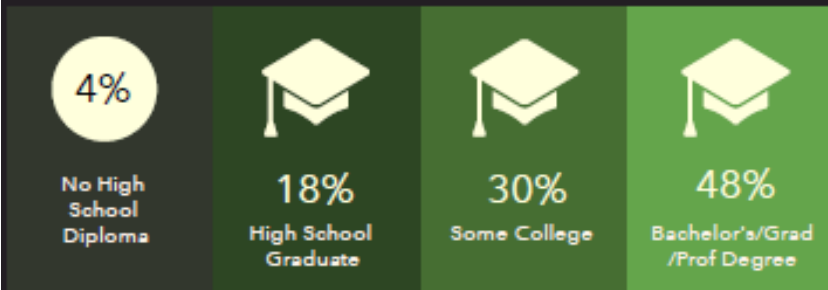


HALFWAY BETWEEN SEATTLE AND VANCOUVER BC, ANACORTES IS IDEALLY LOCATED FOR BUSINESS ON BOTH SIDES OF THE BORDER.

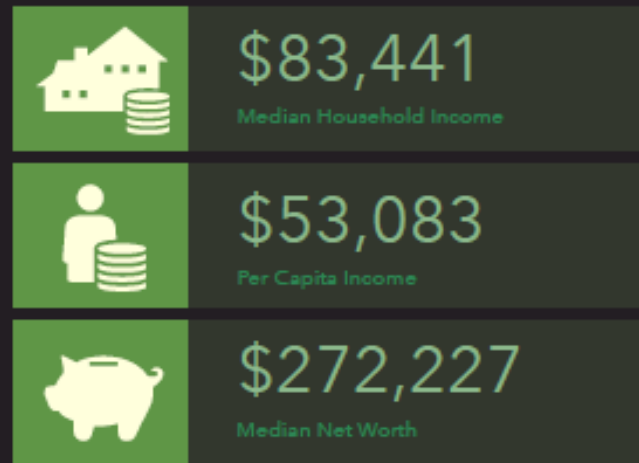
DEMOGRAPHICS

THE GREATER ANACORTES AREA HAS A HIGHLY EDUCATED AND SKILLED GROWING WORKFORCE FOR YOUR COMPANY TO RECRUIT FROM.

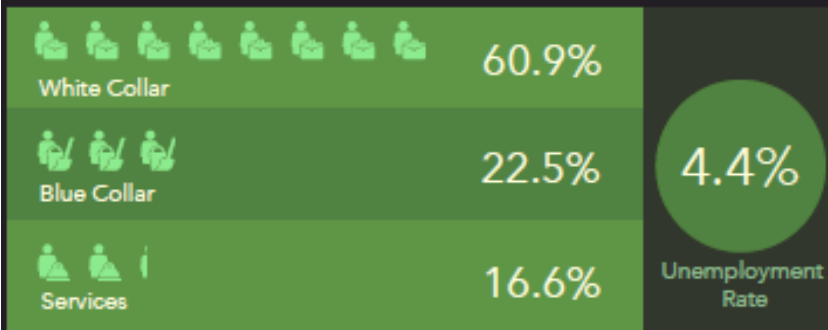
EDUCATION



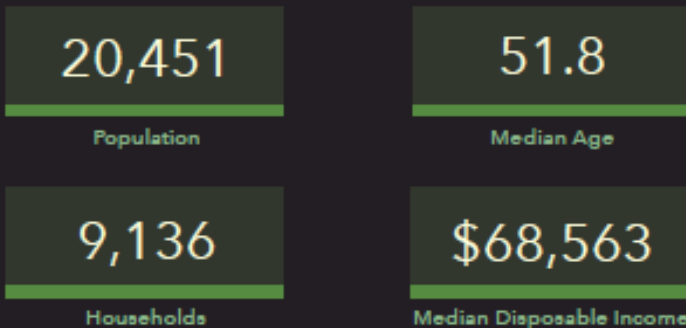
INCOME



EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)

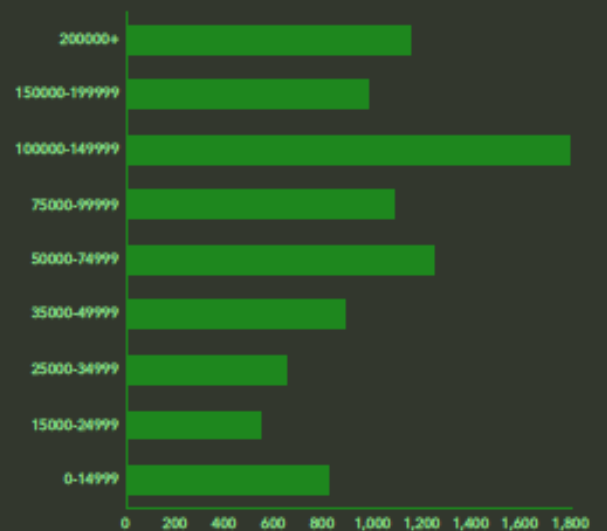




PHOTO GALLERY





PHOTO GALLERY

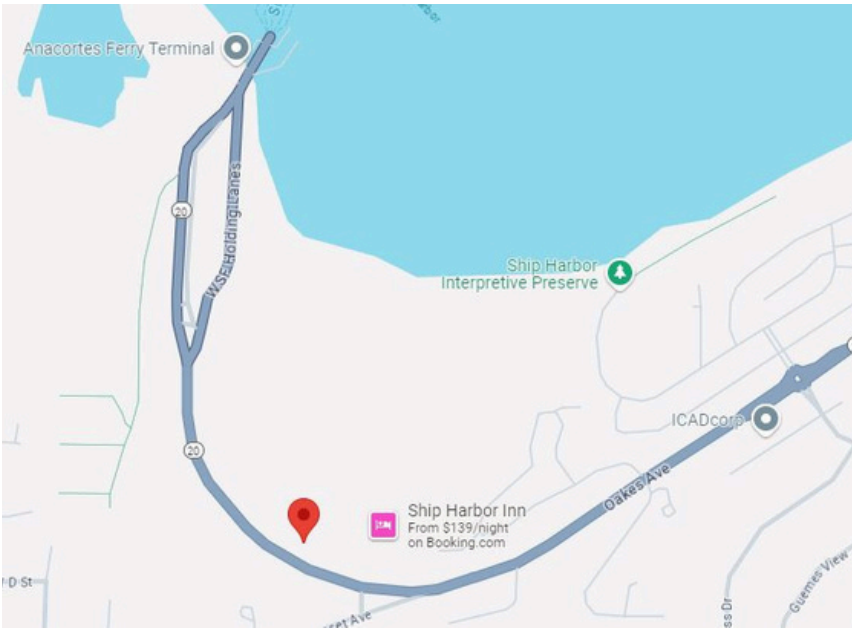




PHOTO GALLERY





Windermere

COMMERCIAL



Nate Scott

Owner/Manager

nscott@windermere.com

360-708-2354

WINDERMERE NORTH SOUND
3018 COMMERCIAL AVE • ANACORTES, WA

WindermereNorthSound.com/CRE