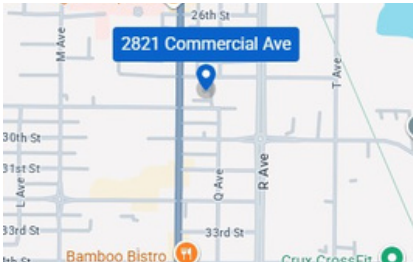


2821 Commercial Avenue, Anacortes

RARE OPPORTUNITY FOR MIXED-USE DEVELOPMENT!



This prime 0.78+ acre site is level and cleared. Situated in a federally designated Opportunity Zone, the project offers unparalleled tax incentives. Preliminary drawings feature a modern residential 64 unit complex optimized for the growing PNW housing demand. Planned ground-floor space for a gym, boutique coffee shop, and innovative "live/work" units to capture the remote-professional market. Excellent location for tenants near major traffic arteries, Port facilities, ferries and the Whidbey Island NASW.

LOT SIZE

34,386 SQ FT

PERMITTED USES

INCLUDING BUT NOT LIMITED TO MULTIFAMILY, LIVE WORK, ADULT/ASSISTED LIVING, NURSING HOME, MEDICAL, RETAIL, HEAVY RETAIL, MARINE SALES, GAS STATION, HOTEL LODGING, AND RESTAURANT

SURVEYS

ENVIROMENTAL, TRAFFIC, CITY FEEDBACK AND MORE AVAILABLE



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