

# Hansen's Furniture



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Hansen's Furniture



EXCLUSIVELY LISTED BY:

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THE MULJAT GROUP  
COMMERCIAL REAL ESTATE

# HANSEN'S FURNITURE



## INVESTMENT HIGHLIGHTS

- C-2 Zoning
- 28,000 sf
- Near Interstate 5 with great access North and South bound

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The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Seller and The Muljat Group each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any obligations set by Seller thereunder have been satisfied or waived. Any offer to Seller must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by Seller and executed by both parties, and (iii) approved by Seller before the transaction becomes binding on either party. Neither the prospective purchaser nor the Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Seller or The Muljat Group and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Seller or The Muljat Group. If you have no interest in the Property, please return the Offering Memorandum forthwith.



With versatile C 2 zoning and a highly visible location in the heart of Skagit Valley, this modern 28,000 plus square foot commercial building offers endless possibilities for future use, growth, and expansion. The property is easily accessible and well suited for a wide range of uses, including eating and drinking establishments, retail, offices, banks, financial institutions, showrooms, service based businesses, and other commercial concepts. Buyer to verify. Completely rebuilt in 2016, the building provides a rare opportunity to own a substantial and flexible commercial property while paving the way for future success. Currently home to Hansen's Furniture, established in 1947, this long standing Skagit Valley business has served Skagit Valley and Island County for generations and has been honored as Skagit's Best for ten consecutive years.

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# OFFERING SUMMARY

## *Hansen's Furniture*

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### *Asking Price*

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*\$2,495,000*

### *Lot Size*

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*.362 ac / 15,767 sf*

### *Approx Building SqFt:*

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*28,000*

### *Year Built*

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*2016*

### *Parcel Number's*

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*P26648*

*P26627*

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# DEMOGRAPHICS

## MT. VERNON, WA

### ★ Location

Mount Vernon is in the northwestern part of Washington state, approximately 60 miles north of Seattle. It is positioned along the Skagit River and is part of the Skagit Valley, known for its fertile farmland.

Mt. Vernon is know for the Skagit Valley Tulip Festival and a vibrant down town core, which includes the historic Lincoln Theater. The surrounding region offers picturesque landscapes, including views of the Cascade Mountains and the Puget Sound.

### Major Employment

Skagit Valley College, Skagit Regional Health, Tulip Town, City & government & retail.

35,527



Population

\$63K

Median  
Household  
Income



25.4%  
Bachelor's  
Degree or  
higher

2.7

Persons per  
house hold

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Permitted primary uses in the C-2 district are as follows:

A. Commercial Uses.

1. Retail stores;
2. Personal services;
3. Offices, banks, and financial institutions;
4. Hotels, motels and lodging houses;
5. Eating and drinking establishments;
6. Theaters, bowling alleys, skating rinks and other entertainment uses;
7. Laundry and dry cleaning pickup stations;
8. Outside sales of vehicles, boats, mobile homes or equipment;
9. Drive-in banks and eating establishments;
10. Gasoline service stations and automobile repair garages;
11. Repealed by Ord. 3714;
12. Day nurseries;



DINING ROOM

HANSENS

LIVING ROOM

BEDROOM

HANSENS

SLEEP CENTER

FURNITURE

FURNITURE

916









