

MONTGOMERY FLEX SPACE

DOWNTOWN MOUNT VERNON OFFICE BUILDING
AND PARKING LOT

317 SOUTH 2ND STREET MOUNT VERNON, WA



Windermere
COMMERCIAL





Exclusively Listed by

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OFFERING SUMMARY

\$1,105,600

SALES PRICE

Windermere Commercial Real Estate is pleased to offer For Sale the Montgomery Flexsuites Office Building in Downtown Mount Vernon along with a parking lot across the street. Both sites are located at a lit intersection and the parking lot is structured as a pay and park lot.

The building is approximately 4,800 Square Feet and was remodeled in ***** . The parking lot across the street provides approximately 26 parking spaces and is managed currently as a pay and park lot.

The office building is set up with private office suites, flex office suites and virtual office suites.

The City of Mount Vernon finished construction of a 1.7 mile flood wall in 2018 that has removed the downtown corridor including this site from the 100 year flood plain.



01

LOCATION HIGHLIGHTS

- Conveniently located in Downtown Mount Vernon Montgomery Flexsuits is located in a community supported with restaurants, retail, municipal offices including Skagit County Court system and City of Mount Vernon Administration offices.
- Easy access to I-5 both north and south bound via Anderson Road (Exit 225)
- Mount Vernon is approx. 60 miles north of Seattle and 70 miles south of Vancouver, BC; it is one of the fastest growing cities in the Northwest and the largest city in Skagit County.
- This site has a close proximity to Skagit Regional Airport, International Airports, Deep-Water Seaports, Rail and Truck Routes throughout the United States and Canada.
- Skagit County provides a skilled workforce and a strong education system.



ZONE - COMMERCIAL - 1A



BUILDING HIGHLIGHTS

- Conveniently located in Downtown Mount Vernon near the Skagit River; Montgomery Suites offers the following:
- Private Office Suites: with the attributes of having your own dedicated office. Some offices have room for a conference table and others offices have the ability to use the common conference room, kitchen and restroom.
- Flexsuites: a type of office space that offers flexible and adaptable solutions for businesses, such as short-term rentals of private offices, shared workspaces, and meeting rooms.
- Virtual Offices: Provide a businesses with a physical address and access to meeting rooms or temporary office space when needed.

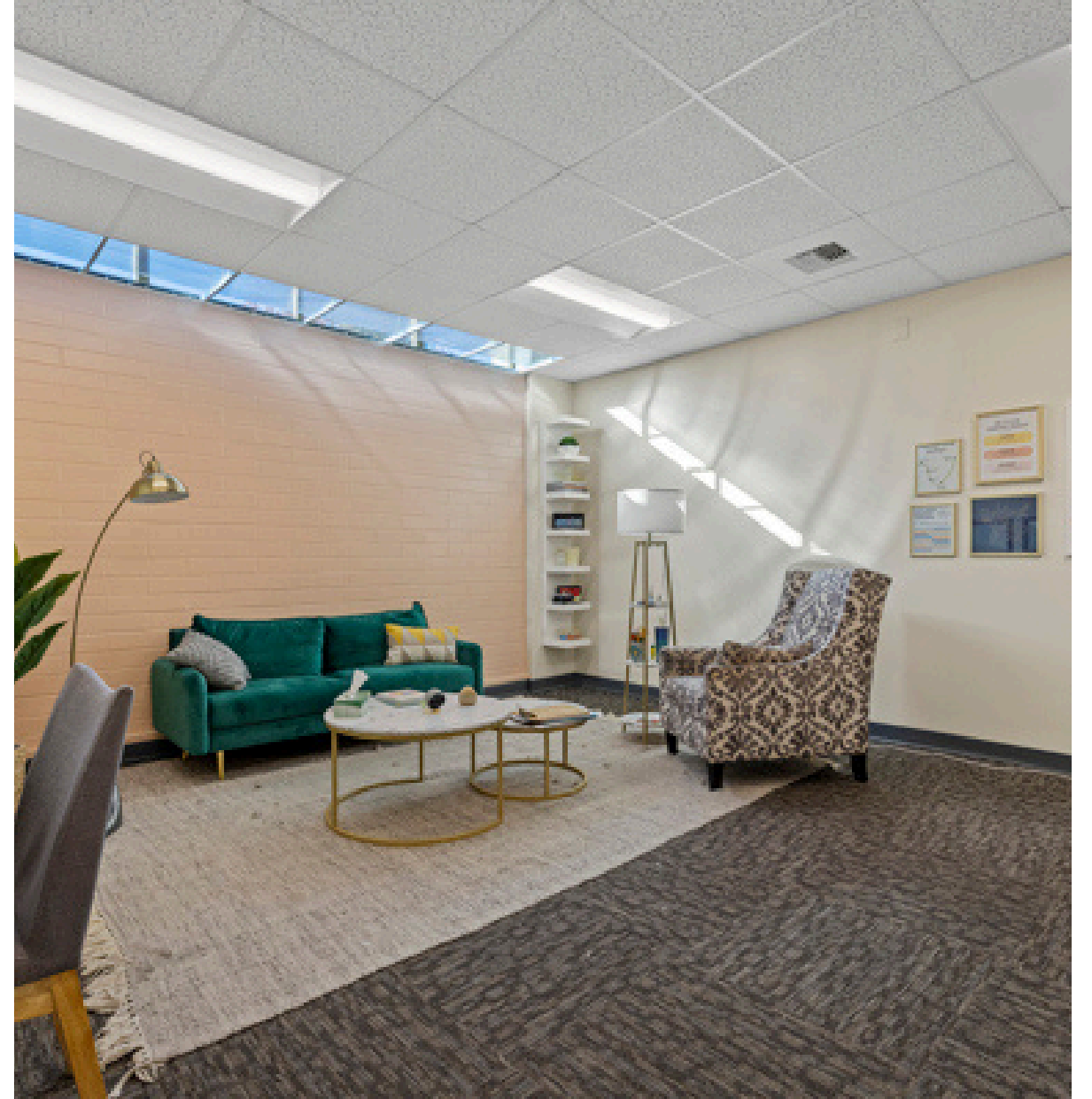


ZONE - COMMERCIAL -1A



FOR SALE

INTERIOR OFFICE SUITES



FOR SALE

COMMON AREAS



FOR SALE

EXTERIOR BUILDING AND PARKING LOT





ZONE - COMMERCIAL - 1a

17.45.020 Subdistricts and more detailed intent.

The C-1 zone consists of three distinct subdistricts. C-1a : That area bound by Division Street on the north, Broadway Street on the south between South 1st Street and the Burlington Northern Santa Fe (BNSF) railroad right-of-way and Kincaid Street on the south between the BNSF railroad right-of-way and Interstate-5, the Skagit River on the west, and Interstate-5 on the east. 1. This subdistrict emphasizes pedestrian-oriented retail shopping on the ground floor. The area is required to include a high level of pedestrian amenities, including continuous storefronts with awnings, and pedestrian sidewalks wider than those found in other commercial zones. This subdistrict is composed of pedestrian-friendly streetscapes intended for shoppers walking from merchant to merchant, open spaces, courtyards, trails, benches, appropriate lighting, and street trees. The design principles for buildings and streets are taken from traditional small towns not oriented to automobile travel.

AERIAL VIEW TO THE SOUTH AND PARKING

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PROPERTY OVERVIEW

MOUNT VERNON AND SURROUNDING AREAS

STRATEGICALLY LOCATED BETWEEN SEATTLE AND VANCOUVER, BC, MOUNT VERNON IS ONE OF THE FASTEST GROWING CITIES IN THE NORTHWEST AND THE LARGEST CITY IN SKAGIT COUNTY.

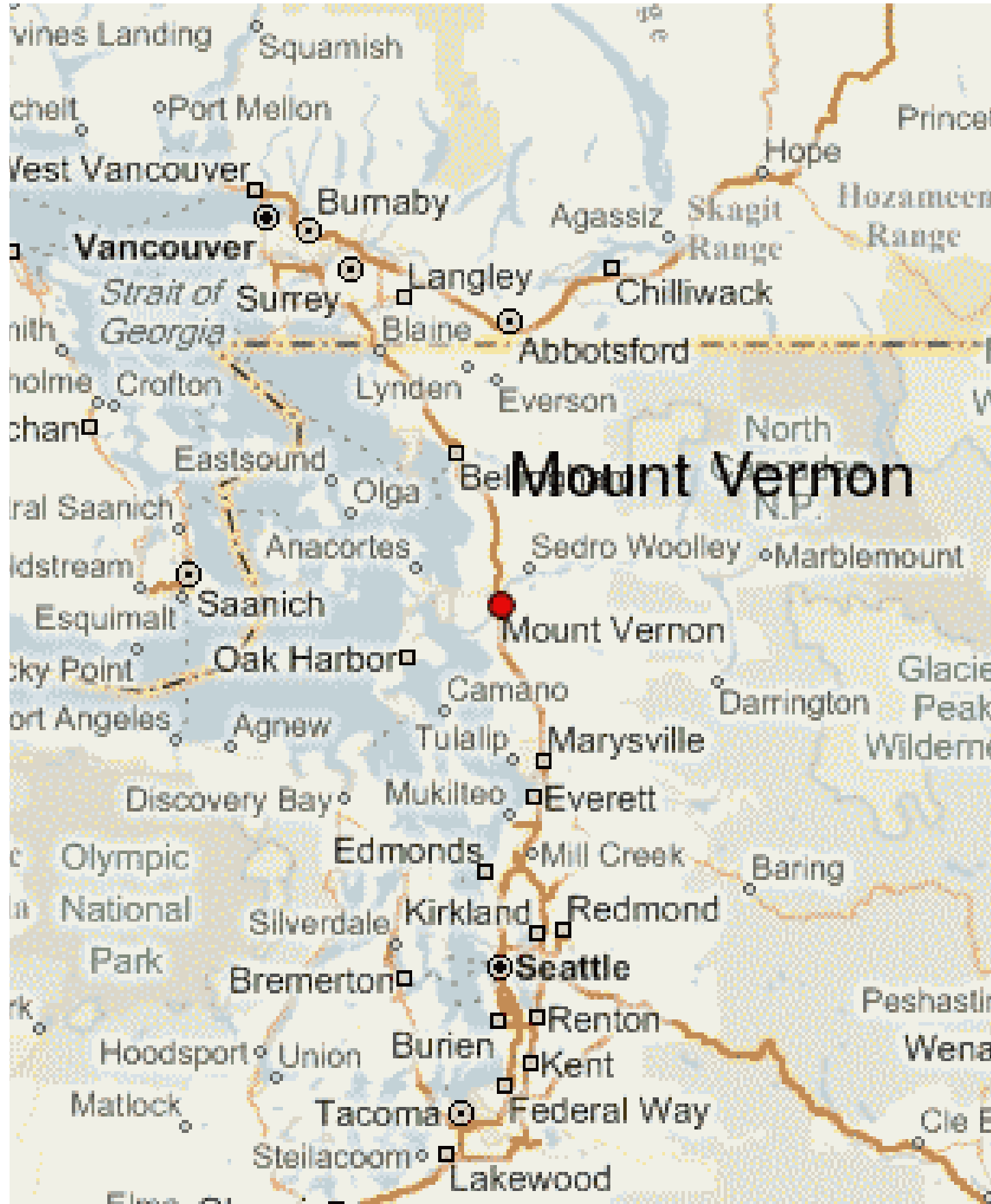
09 SUPPORTED WITH ACCESS TO DEEP-WATER SEAPORTS, INTERNATIONAL AIRPORTS, AND RAIL; WITHIN CLOSE PROXIMITY TO WORLD-LEADING RESEARCH INSTITUTIONS, ADVANCED MANUFACTURING, INFORMATION TECHNOLOGY CENTERS AND WORLD CLASS HEALTH CARE, SKAGIT COUNTY PROVIDES A SKILLED WORKFORCE, STRONG EDUCATION SYSTEM, AND ENVIABLE QUALITY OF LIFE STRETCHING FROM PUGET SOUND TO THE NORTH CASCADES.

ADD IN THE LOCAL INDUSTRY OF AGRICULTURE, TOURISM, QUAIN T SURROUNDING TOWNS, THE GATEWAY TO THE SAN JUAN ISLANDS AND THE HIKING, CLIMBING, SKIING AND SNOWBOARDING IN THE NORTH CASCADES ... ONE WILL FIND ENDLESS PLAY TO REWARD ONES HARD WORK.



DEMOGRAPHICS

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SKAGIT COUNTY: MOUNT VERNON, BURLINGTON, SEDRO WOOLLEY, ANACORTES

DEMOGRAPHICS

CENSUS 2025

Population	<u>133,725</u>
Total Households	57,732
Median HH Income	\$85,474 *
Median Home Value	\$486,200

*2023





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