



Windermere
COMMERCIAL

OFFERING MEMORANDUM



**FOR SALE - APPROX. 5.96 ACRES (PARCEL 19787)
PADILLA HEIGHTS ROAD
ANACORTES, WA**

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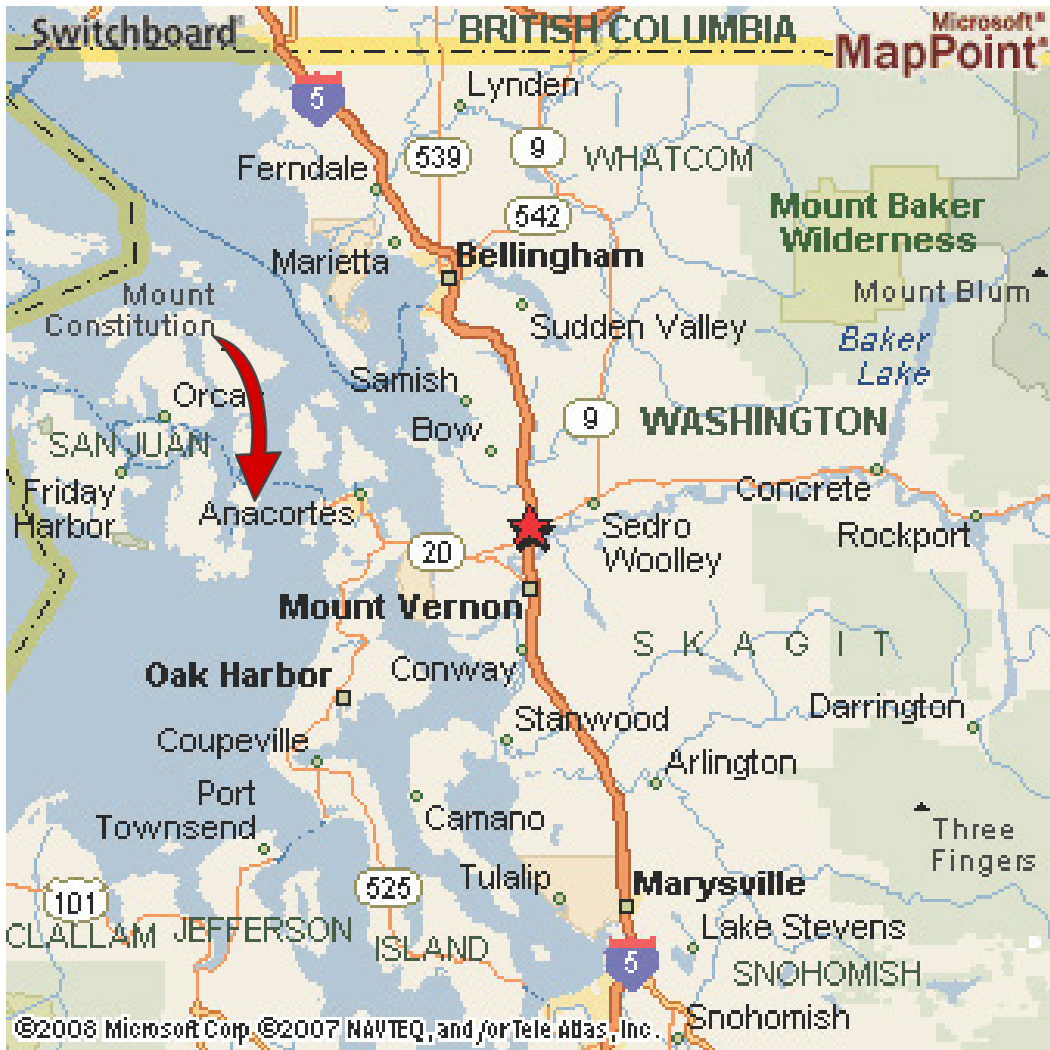
WINDERMERE COMMERCIAL REAL ESTATE / SKAGIT VALLEY 1030

EAST COLLEGE WAY • MOUNT VERNON, WA



- **LOCATION: PADILLA HEIGHTS ROAD**
- **PARCEL: P19787**
- **SIZE: APPROX 5.96 ACRES**
- **ZONE: LM-1**
<https://anacortes.municipal.codes/AMC/19.45.020> for more information.)
- **OPPORTUNITY: TREMENDOUS POTENTIAL TO DEVELOP THIS SITE USING A BINDING SITE PLAN OR A SINGLE USER IN NEED OF EXTENSIVE OUT BUILDINGS AND YARD SPACE.**
- **THE OLYMPIC PIPE LINE DOES NOT CROSS THIS PROPERTY.**





Located on Fidalgo Island Anacortes is strategically located between Seattle and Vancouver, BC, and draws on a vast wealth of Marine, Refinery, Transportation and the Tourist Industry that draws an extensive number of boaters throughout the San Juan and Canadian Gulf Islands.

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, quaint surrounding towns, the gateway to the San Juan Islands and the hiking, climbing, skiing and snowboarding through the North Cascades ... one will find endless play to reward ones hard work.