

FOR SALE

2030 Riverside Drive - Mt. Vernon, WA



1-Acre Commercial Lot Ready For Development

- For sale at \$915,000
- Three individual parcels totaling 41,556 SF+/- of land zoned for commercial use
- Outstanding opportunity for retail development
- Permit ready plans for an 11,072 SF commercial building
- Ready to develop within weeks of purchase
- Great buy-and-hold property with zoning in place for future development
- Property fronts Riverside Drive, just blocks from College Street and I-5 onramps
- Located within an established retail trade area



114 W. Magnolia, Suite 302
Bellingham, WA 98225

For information contact:

Tracy Carpenter

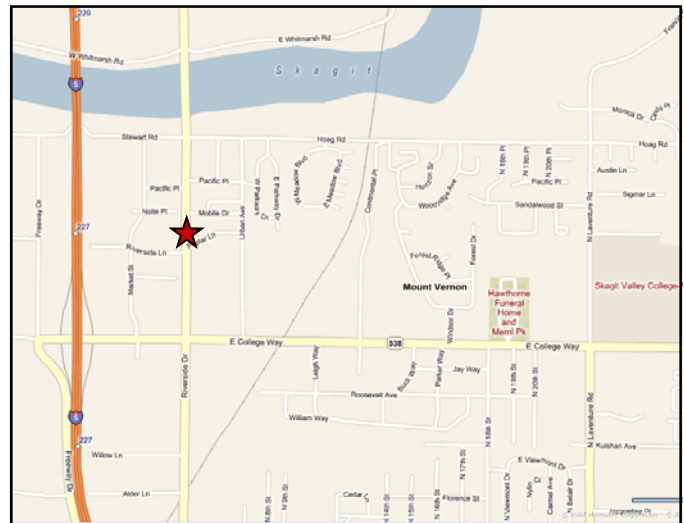
(360) 671-4200 x114

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Site sits within close proximity to:

- Rite Aid
- Joe's
- Wal-Mart
- Safeway
- Blockbuster Video
- Office Depot



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