

REMODELED BURLINGTON CLINIC



400 W. Rio Vista Ave., Burlington, WA

Pete Wasley, Broker

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OVERVIEW



Sale Price: \$1,445,000 CBA #: 44169307 NWMLS #: 2469240

Now offered For Lease As Well As A Possible Lease To Own, Flexible Terms, Inquire With Listing Broker.

This 5,159 Square Foot recently remodeled Children's Therapy Clinic is situated right off I-5 in Burlington with great visibility and access. Ideally situated serving the greater Skagit area, this Clinic space boasts ample parking with 50 stalls and has an existing Pylon sign for added Free-way visibility. The property has heavy power at 1800 Amps of 3-phase power currently not being utilized but available. Zoned retail trade there are many allowable uses, formerly a restaurant.

- Four Service Panels – Each 200 Amp 3-phase
- 800 Amps Total – 3 Phase Power
- Great Freeway Visibility
- Pylon Sign on Site
- Recently Remodeled
- Ample Parking – 50 Stalls

SURROUNDING AREA

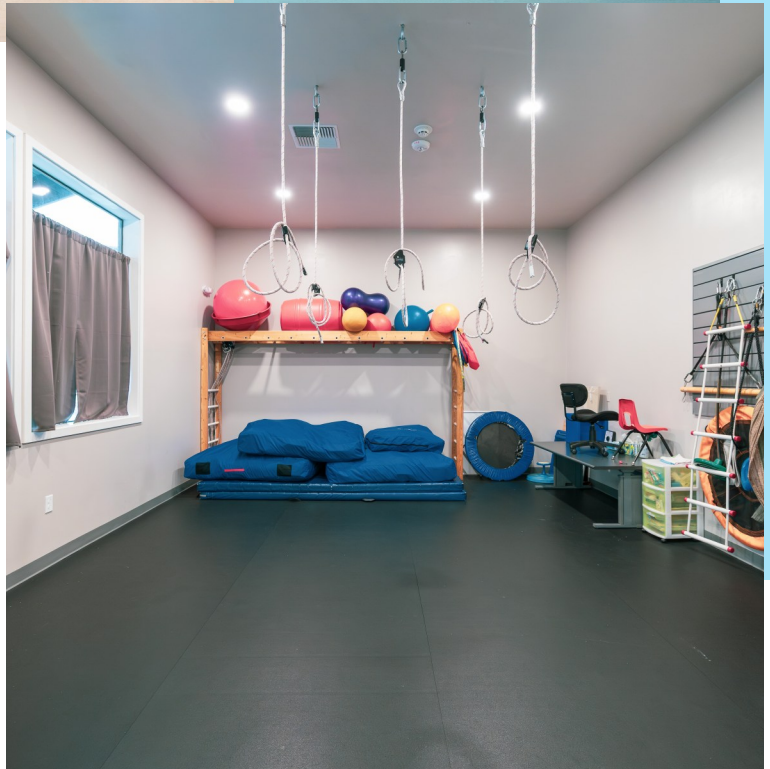
Notable Nearby Businesses

- Skagit Valley Hospital
- PeaceHealth United General Medical Center
- Skagit Regional Clinics
- Skagit Regional Health
- Skagit Valley College
- Burlington Gallery
- Burlington Crossing
- Burlington Plaza
- Chuckanut Valley Veterinary Clinic
- Costco
- Skagit Dental Design
- Mt. Vernon Medical Clinic
- Bellevue Healthcare Burlington
- Healthmed Centers



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

PHOTOS — INTERIOR



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PHOTOS — EXTERIOR



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DEMOGRAPHICS

	<u>Population</u>	<u>Average HH Income</u>	<u>Average Drive Time</u>
<u>San Juan County:</u>	18,756	\$123,128	35 Minutes + Ferry
<u>Anacortes:</u>	18,271	\$109,851	25 Minutes
<u>North Whidbey Island:</u>	39,146	\$85,230	40 Minutes
<u>Bellingham:</u>	101,422	\$89,546	25 Minutes
<u>Everett:</u>	112,095	\$97,271	40 Minutes
<u>Lake Stevens:</u>	40,220	\$127,374	50 Minutes
<u>Marysville:</u>	74,099	\$109,963	30 Minutes
<u>Arlington:</u>	21,895	\$114,059	25 Minutes
<u>Stanwood:</u>	9,522	\$106,822	20 Minutes
<u>Burlington:</u>	10,253	\$80,684	0 Minutes
<u>Mt. Vernon</u>	35,629	\$89,229	5 Minutes
<u>Sedro Woolley</u>	13,664	\$82,094	10 Minutes

