



2401 & 2407 Old Highway 99 S Rd
Mount Vernon, WA 98273

PROPERTY FEATURES

- 14,810 square foot lot
- Zoning Code: C/L Chapter 17.56 (Buyer to verify)
- 2,100 square foot home
- 40x60 square foot shop
- Additional outbuildings
- Multiple income potential opportunities.

ERDMANN
REAL ESTATE ADVISORS

X exp
COMMERCIAL

ABOUT THIS PROPERTY

Prime Old Hwy 99 location with excellent visibility and Commercial/Limited Industrial zoning. Includes a 2,100 sq ft home with 4 bedrooms and attic expansion potential plus a 2,400 sq ft shop with 200-amp 3-phase power, 14'8" doors, paint booth, bath, and offices—ideal for auto body or service use. Additional outbuildings for storage/compressor space. Level 14,810 sq ft lot outside the floodplain with easy I-5 access. Billboard sign income and optional vehicle/business inventory available.



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