

COMMERCIAL & INDUSTRIAL PROPERTY FOR SALE



1866 S. Walnut Street Burlington, WA 98233

- Offered at \$3,350,000
(approx. \$12 per SF)
- 6.41 Acres with Approved Storage Facility Project
- C1-2 Commercial & Industrial Zoning
- Excellent Location Just South of Downtown Burlington with Easy Access and High Street Visibility
- PARCEL #P133929 - No Lease

Permit-ready storage development opportunity. The approved design includes five storage buildings offering 60,550 square feet of rentable space, in addition to 148 dedicated RV and boat storage spaces.



LISTED AND PRESENTED BY

KEY
NORTHWEST



An Ideal Location for Storage Facility or Other Commercial/Industrial Usage

This property offers storage customers convenient access from nearby apartments, suburban neighborhoods, and local small businesses. Close to I-5, Skagit Regional Airport, Anacortes Ferry, with the communities of Mount Vernon, La Conner, Sedro-Wooley, and Arlington located nearby.

LOCAL BUSINESSES INCLUDE:

- Home Depot
- Costco
- Fedex Ground Shipping Hub
- The Outlet Shoppes of Burlington
- Walmart
- Lowe's Home Improvement
- Fred Meyer
- Target
- Honda of Burlington
- Foothills Toyota
- Children's Museum
- Regence BlueShield
- Endurance Climbing Gym
- Hampton and Comfort Suites
- Applebee's Grill & Bar
- Olive Garden Italian Restaurant
- Haggen
- Tacoma Glass

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To review the Burlington Municipal Code definition for C1-2 Commercial and Industrial Zoning, scan this code and scroll to Chapter 17.60, page 96



FOR MORE INFORMATION / CONTACT

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