

# 101 FERRY STREET SEDRO WOOLLEY, WA

FOR SALE

- 0.37 +/- acre lot
- Buyer to review ecology records
- Located near Downtown Sedro Woolley
- Zoned CBD: Central Business District
- \$150,000



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**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 101 Ferry St, Sedro-Woolley, WA 98284

CITY, STATE

Sedro-Woolley, WA

POPULATION

23,806

AVG. HH SIZE

2.62

MEDIAN HH INCOME

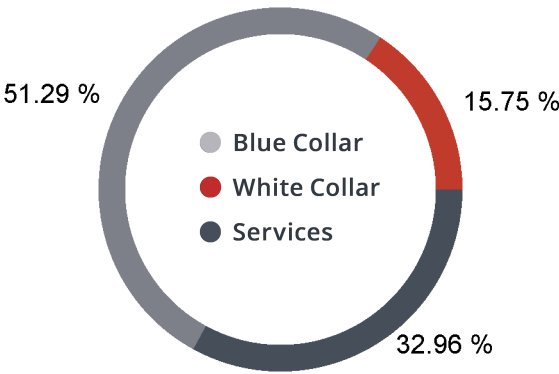
\$54,561

HOME OWNERSHIP

Renters: 3,110

Owners: 5,718

EMPLOYMENT



44.91 %

Employed

2.55 %

Unemployed

EDUCATION

High School Grad: 29.28 %

Some College: 29.37 %

Associates: 7.23 %

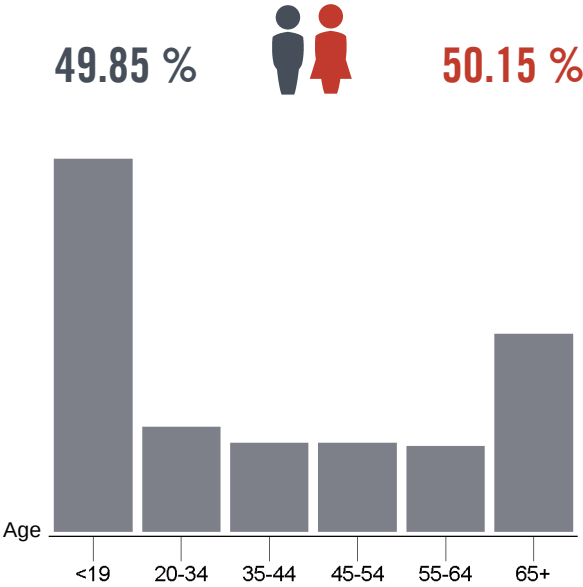
Bachelors: 13.22 %

GENDER & AGE

49.85 %



50.15 %



RACE & ETHNICITY

White: 77.97 %

Asian: 0.34 %

Native American: 0.64 %

Pacific Islanders: 0.04 %

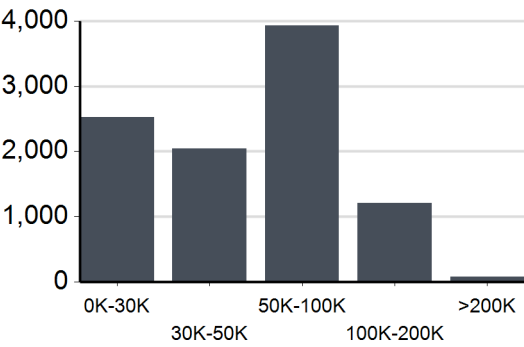
African-American: 0.03 %

Hispanic: 12.80 %

Two or More Races: 8.19 %

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,493



Grocery

\$5,850



Travel

\$6,228



Entertainment

\$2,690



Electricity

\$1,619



Apparel

\$1,128



Furniture

\$181



Gas

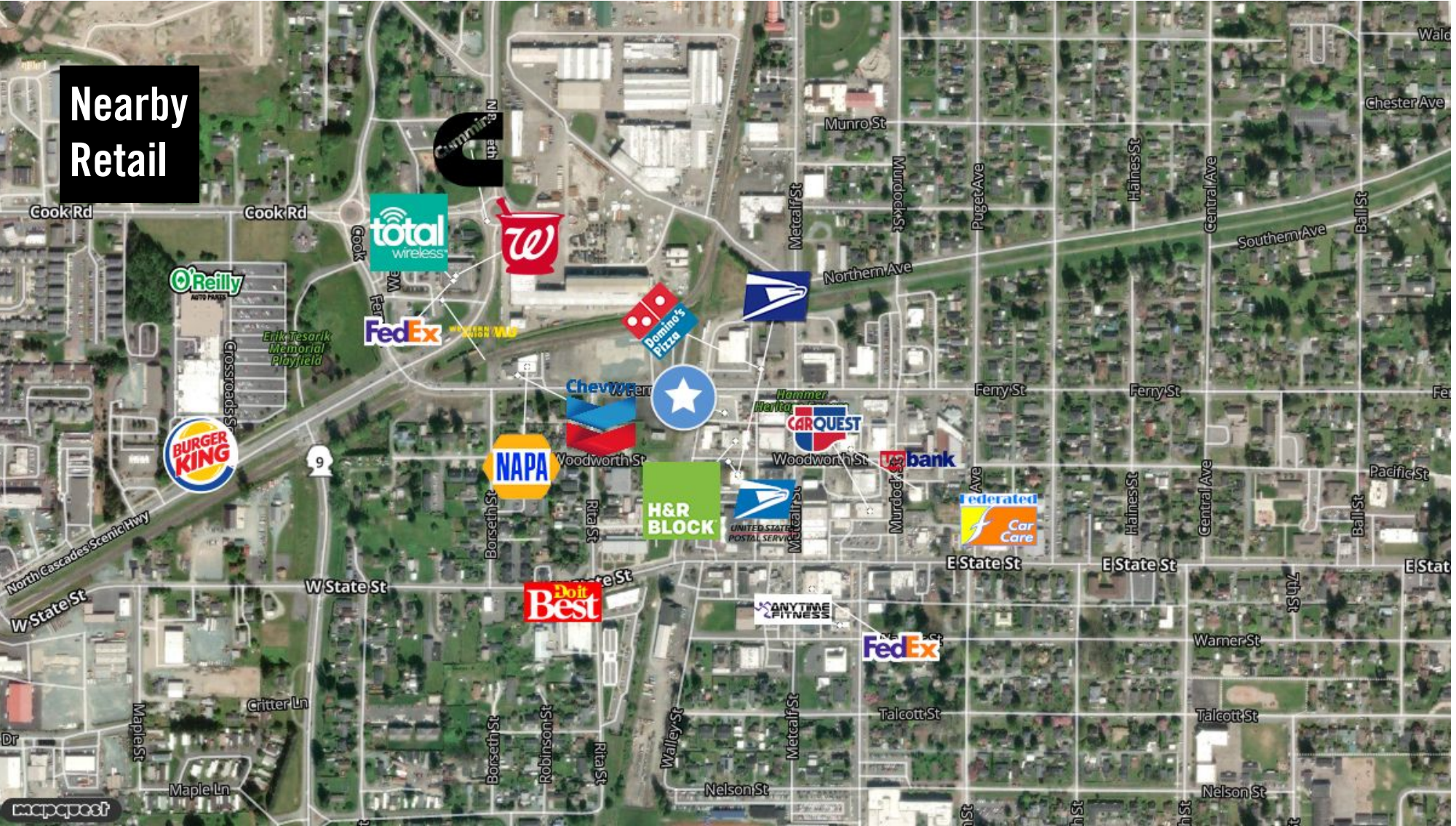
\$365



# 101 Ferry Street

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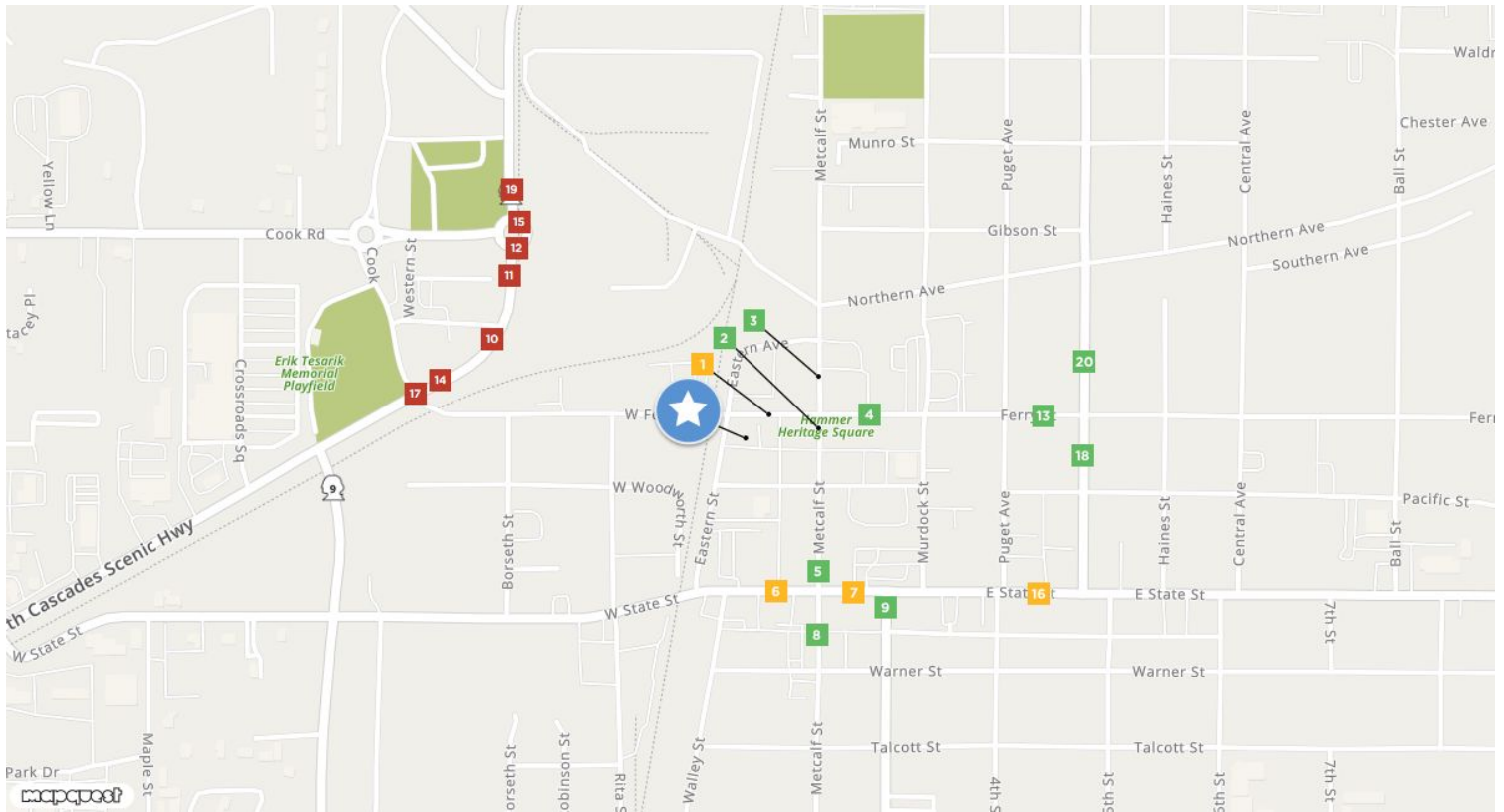
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**MOODY'S**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor



## Traffic Counts



|                                                                                                                        |                                                                                                                   |                                                                                                          |                                                                                                                                      |                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Ferry St</b> <span>1</span><br>Eastern Ave<br>Year: 2013 6,200<br>Year: 2005 6,760                                  | <b>Metcalf St</b> <span>2</span><br>Ferry St<br>Year: 2013 2,810<br>Year: 2005 3,360                              | <b>Metcalf St</b> <span>3</span><br>Eastern Ave<br>Year: 2013 2,280<br>Year: 2005 1,930                  | <b>Ferry St</b> <span>4</span><br>Metcalf St<br>Year: 2013 4,790<br>Year: 2005 5,650                                                 | <b>Metcalf St</b> <span>5</span><br>State St<br>Year: 2012 2,730<br>Year: 2005 3,170                      |
| <b>State St</b> <span>6</span><br>Metcalf St<br>Year: 2012 7,500<br>Year: 2005 8,720                                   | <b>State St</b> <span>7</span><br>3rd St<br>Year: 2012 7,430<br>Year: 2005 8,760                                  | <b>Metcalf St</b> <span>8</span><br>Warner St<br>Year: 2012 1,780<br>Year: 2005 2,400                    | <b>3rd St</b> <span>9</span><br>State St<br>Year: 1998 1,938                                                                         | <b>North Cascades Highway</b> <span>10</span><br>Borseth Street<br>Year: 2024 15,656<br>Year: 2010 17,230 |
| <b>Borseth Street</b> <span>11</span><br>Borseth Street<br>Year: 2024 15,656<br>Year: 2022 10,755<br>Year: 2021 10,755 | <b>WA 9;WA 20</b> <span>12</span><br>Borseth Street<br>Year: 2024 15,656                                          | <b>Ferry St</b> <span>13</span><br>Puget Ave<br>Year: 2014 3,070<br>Year: 2012 3,040<br>Year: 2010 3,490 | <b>North Cascades Highway</b> <span>14</span><br>North Cascades Highway<br>Year: 2024 15,656<br>Year: 2015 5,300<br>Year: 2010 6,500 | <b>Borseth Street</b> <span>15</span><br>WA 9;WA 20<br>Year: 2024 21,545<br>Year: 2018 20,000             |
| <b>State St</b> <span>16</span><br>Puget Ave<br>Year: 2013 6,190<br>Year: 2012 6,290<br>Year: 2011 15,450              | <b>North Cascades Highway</b> <span>17</span><br>North Cascades Highway<br>Year: 2024 15,656<br>Year: 2010 13,140 | <b>Reed Ave</b> <span>18</span><br>Pacific St<br>Year: 2014 430<br>Year: 2012 160<br>Year: 2010 370      | <b>Borseth Street</b> <span>19</span><br>Washington St<br>Year: 2022 19,658<br>Year: 2021 19,658<br>Year: 2019 20,000                | <b>Reed Ave</b> <span>20</span><br>Ferry St<br>Year: 2014 330<br>Year: 2012 270<br>Year: 2010 350         |



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## Chapter 17.24 CENTRAL BUSINESS DISTRICT (CBD) ZONE

### Sections:

- 17.24.010 Use restrictions.**
- 17.24.020 Bulk restrictions.**
- 17.24.030 Minimum lot size requirements.**
- 17.24.040 Hazardous waste.**
- 17.24.050 *Repealed.***

### **17.24.010 Use restrictions.**

Use restrictions in the central business district shall be as follows:

#### A. Permitted Uses.

1. All forms of commerce; geared to the centralized provision of goods and services within easy walking distance. Commercial retail and office use on the first floor, and retail-compatible uses on the second floor;
2. Multifamily housing located above the first floor or at the rear of a commercial and/or retail occupancy. An exception from the buffering and fencing requirement exists for upper story residences in existing buildings in an area bordered by the tracks to the west, Puget Street to the east, the tracks to the north, and Warner Street to the south. Multifamily housing located above the first floor or at the rear of a commercial and/or retail occupancy per this subsection must also meet the following:
  - a. A minimum of seventy-five percent of the first floor area must be designated for commercial and/or retail use.
  - b. The commercial and/or retail use shall face the primary street frontage.
  - c. Private garages are considered a residential use and shall not count toward commercial and/or retail floor area.
  - d. The main entrance to the residential units shall be located at the rear of the building. If rear access is not feasible, the main entrance to the residential units may be incorporated into a maximum of ten percent of the commercial and/or retail floor area facing the primary street frontage at the planning director's discretion. If the building is located on a corner lot, the main entrance to the residential units shall be located on the side of the building facing the street with less commercial activity;
3. Multifamily housing, between two and four units per building, may be allowed independent of commercial uses outside of the area bordered by the tracks to the west, Puget Street to the east, the tracks to the north, and Warner Street to the south. Also excluded is property fronting on Metcalf Street, West Ferry Street, West State Street and property abutting the tracks between Rita Street and Walley Street (south of State Street). Multifamily housing per this subsection must also meet the following:
  - a. The front entries must be oriented towards the public right-of-way,
  - b. The development must meet the requirements of the Sedro-Woolley design standards for the CBD and multifamily development;

4. Parking lots serving any use; provided they are at the rear of a retail or commercial building, or facing a street other than Metcalf, Ferry, Woodworth, or State;

5. *Repealed by Ord. 1709-11;*

6. Public uses;

7. Public facilities.

B. Conditional Uses.

1. Alcohol serving establishments.

2. Alcohol production establishments, subject to the following conditions:

a. A minimum of sixty percent of the building floor area shall be designated for retail/commercial use. Outdoor seating areas are specifically excluded from floor area calculations. Any associated kitchen floor area is specifically included in the calculation for retail/commercial floor area;

b. The required number of parking spaces shall be calculated by using a combination of Section 17.36.030(G), "high intensity sales and service," and (M), "industry, wholesaling, warehousing, nonpassenger transportation facilities except ministorage"; and

c. A maximum of twenty-five percent of the building's street frontage may be designed to display the production portion of the facility or other nonretail/noncommercial uses; provided, that all other applicable design standards are met. At minimum, seventy-five percent of the building's street frontage must display a retail/commercial storefront.

3. All uses not permitted above.

4. Quasi-public uses.

C. Prohibited Uses. Adult entertainment establishments; heavy industrial uses as defined in Chapter 17.28; wireless communication towers. (Ord. 2067-24 § 1, 2024; Ord. 2044-23 § 3, 2023; Ord. 1709-11 § 2, 2011; Ord. 1696-11 § 2, 2011; Ord. 1693-10 § 1, 2010; Ord. 1664-10 § 2 (Exh. B) (part), 2010; Ord. 1451-03 § 3, 2003; Ord. 1312-98 § 1 (part); 1998: Ord. 1309-98 § 7, 1998: Ord. 1013 § 2.05.01, 1985)

### **17.24.020 Bulk restrictions.**

Bulk restrictions in the central business district (CBD) shall be as follows:

A. Minimum setbacks: none; maximum setback: ten feet if pedestrian features are included.

B. Maximum building height: sixty feet. (Ord. 1677-10 § 1 (part), 2010; Ord. 1664-10 § 2 (Exh. B) (part), 2010; Ord. 1451-03 § 4; Ord. 1312-98 § 1 (part); 1998: Ord. 1013 § 2.05.02, 1985)

### **17.24.030 Minimum lot size requirements.**

Minimum lot size requirements in the central business district (CBD) shall be as follows:

A. Lot area: none;

B. Lot frontage on a street: twenty feet. (Ord. 1664-10 § 2 (Exh. B) (part), 2010; Ord. 1451-03 § 5; Ord. 1312-98 § 1 (part); 1998: Ord. 1013 § 2.05.03, 1985)

**17.24.040 Hazardous waste.**

On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements. (Ord. 1664-10 § 2 (Exh. B) (part), 2010: Ord. 1312-98 § 1 (part); 1998: Ord. 1063 § 4 (Exh. C § 2.05.04), 1988)

**17.24.050 Parking.**

*Repealed by Ord. 2096-25. (Ord. 1979-21 § 1 (Exh. A), 2021; Ord. 1664-10 § 2 (Exh. B) (part), 2010: Ord. 1451-03 § 6)*