

702 METCALF ST SEDRO WOOLLEY, WA

FOR SALE

- 8,030 +/- sf multi-tenant building on 0.27 +/- acres
- Located on main street in downtown Sedro Woolley
- NOI \$81,504, 6.5% cap rate
- Zoned CBD: Central Business District
- \$1,250,000



Clay Learned, CCIM, SIOR

Learned Commercial, Inc.

108 Gilkey Road, Burlington, WA 98233

360.757.3888

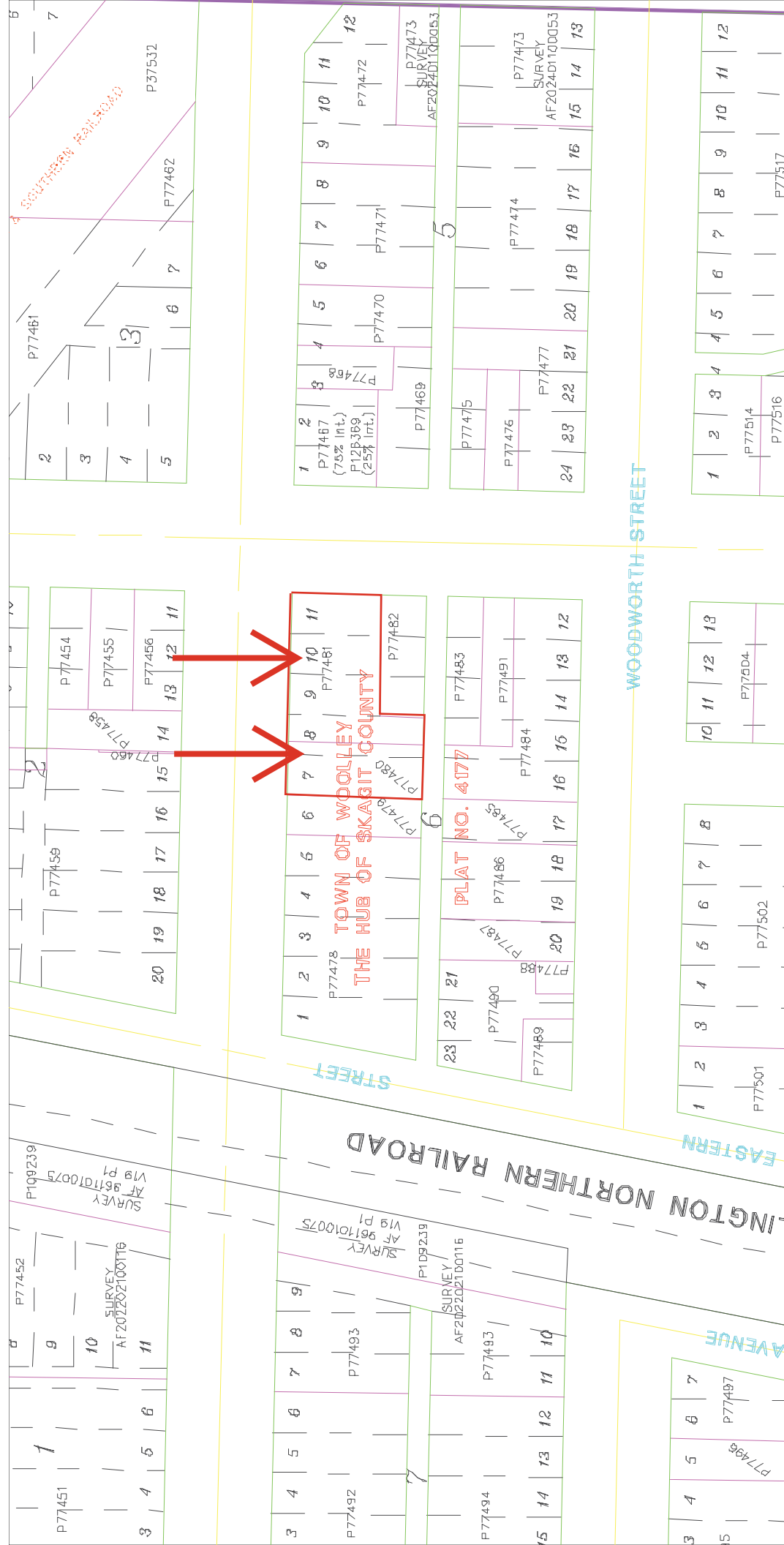
clay@learnedcommercial.com



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 702 Metcalf St, Sedro-Woolley, WA 98284

CITY, STATE

Sedro-Woolley, WA

POPULATION

22,875

AVG. HH SIZE

2.62

MEDIAN HH INCOME

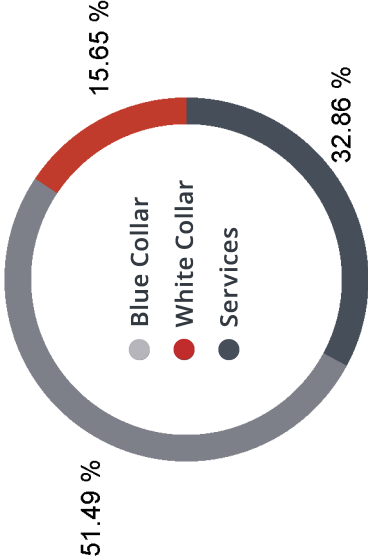
\$57,020

HOME OWNERSHIP

Renters: 2,954

Owners: 5,539

EMPLOYMENT



45.10 %

Employed

2.57 %

Unemployed

EDUCATION

High School Grad:

29.57 %

Some College:

28.80 %

Associates:

7.40 %

Bachelors:

13.02 %

GENDER & AGE



49.78 %

50.22 %



RACE & ETHNICITY

White: 78.79 %

Asian: 0.28 %

Native American: 0.58 %

Pacific Islanders: 0.05 %

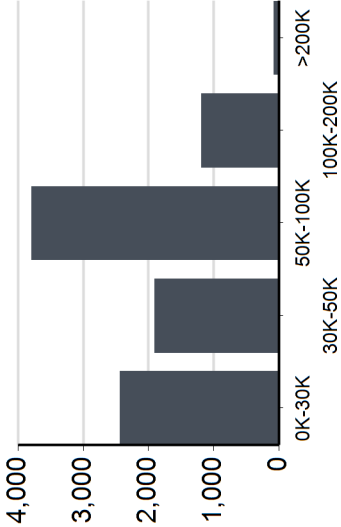
African-American: 0.03 %

Hispanic: 12.44 %

Two or More Races: 7.84 %

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INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,719



Grocery

\$5,938



Travel

\$6,339



Entertainment

\$2,739



Electricity

\$1,628



Apparel

\$1,143



Furniture

\$187



Gas

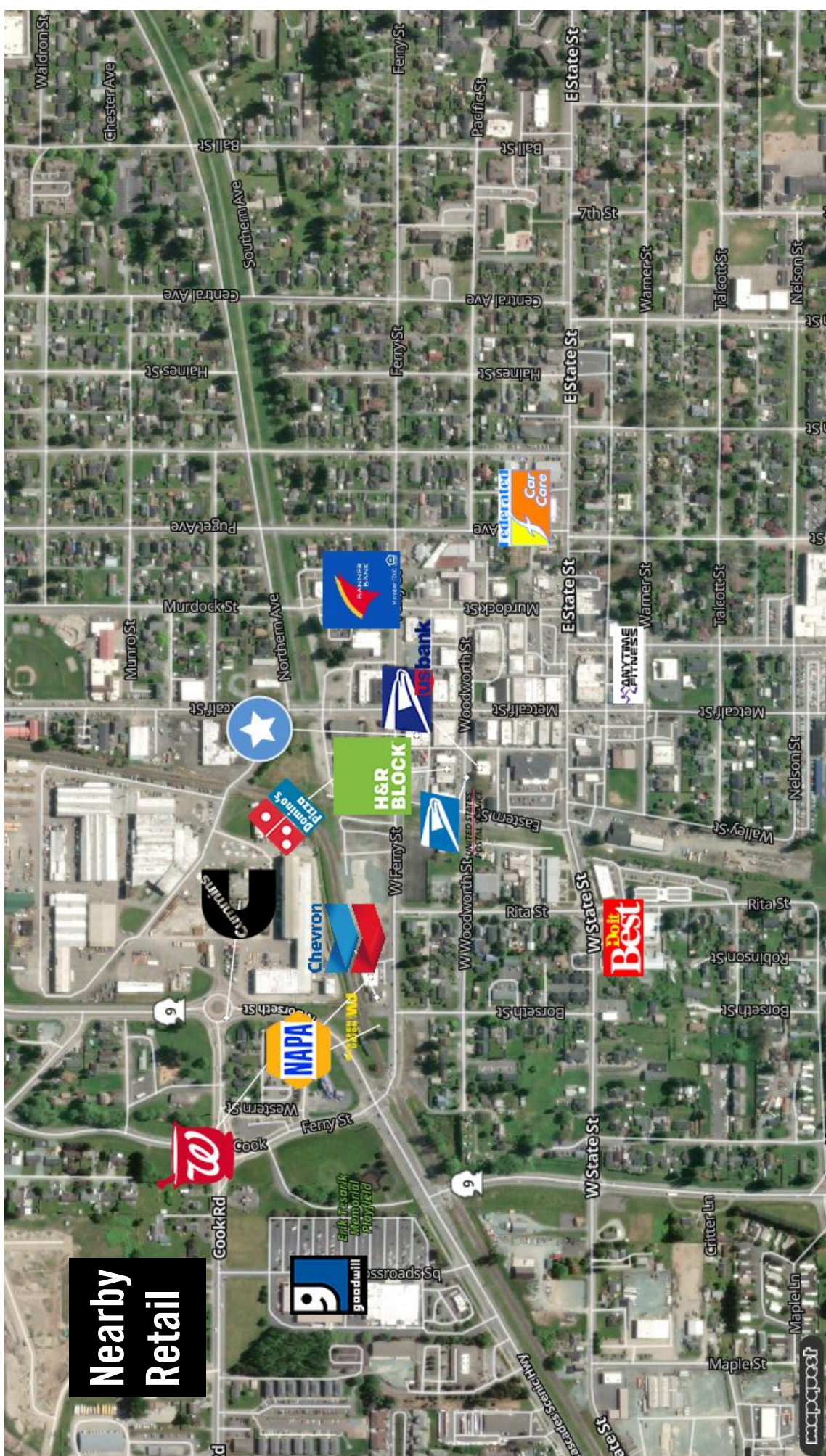
\$371

702 Metcalf Street

MOODY'S

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108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



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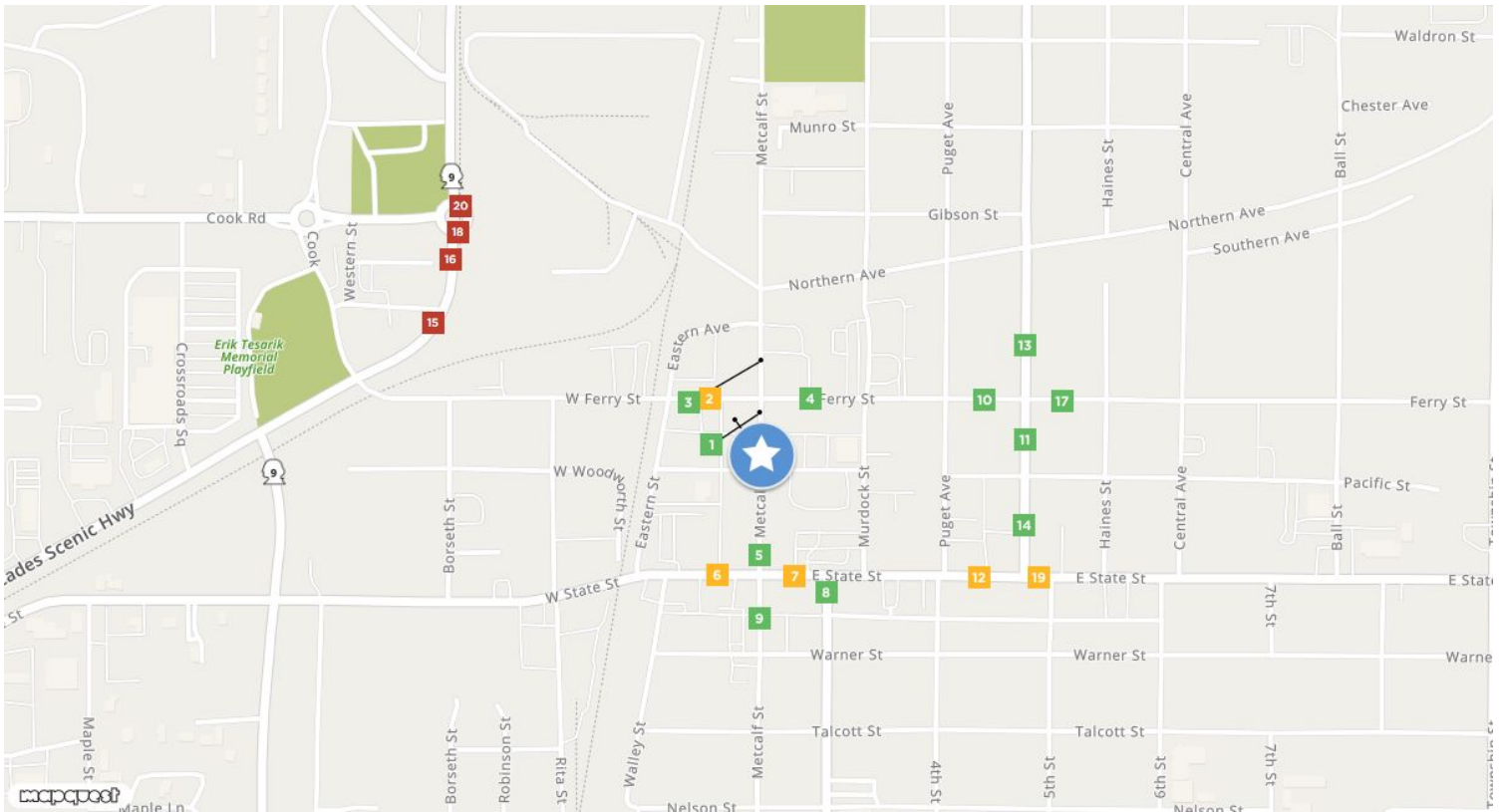
702 Metcalf Street

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Traffic Counts



Metcalf St 1 Ferry St Year: 2013 2,810 Year: 2005 3,360	Ferry St 2 Eastern Ave Year: 2013 6,200 Year: 2005 6,760	Metcalf St 3 Eastern Ave Year: 2013 2,280 Year: 2005 1,930	Ferry St 4 Metcalf St Year: 2013 4,790 Year: 2005 5,650	Metcalf St 5 State St Year: 2012 2,730 Year: 2005 3,170
State St 6 Metcalf St Year: 2012 7,500 Year: 2005 8,720	State St 7 3rd St Year: 2012 7,430 Year: 2005 8,760	3rd St 8 State St Year: 1998 1,938	Metcalf St 9 Warner St Year: 2012 1,780 Year: 2005 2,400	Ferry St 10 Puget Ave Year: 2014 3,070 Year: 2012 3,040 Year: 2010 3,490
Reed Ave 11 Pacific St Year: 2014 430 Year: 2012 160 Year: 2010 370	State St 12 Puget Ave Year: 2013 6,190 Year: 2012 6,290 Year: 2011 15,450	Reed Ave 13 Ferry St Year: 2014 330 Year: 2012 270 Year: 2010 350	Reed Ave 14 Pacific St Year: 2013 190 Year: 2012 200 Year: 2011 530	North Cascades Highway 15 Borseth Street Year: 2024 15,656 Year: 2010 17,230
Borseth Street 16 Borseth Street Year: 2024 15,656 Year: 2022 10,755 Year: 2021 10,755	Ferry St 17 Reed Ave Year: 2014 3,050 Year: 2012 2,930 Year: 2010 3,290	WA 9;WA 20 18 Borseth Street Year: 2024 15,656	State St 19 5th St Year: 2013 6,090 Year: 2012 6,160 Year: 2011 15,280	Borseth Street 20 WA 9;WA 20 Year: 2024 21,545 Year: 2018 20,000

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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)