



Windermere

COMMERCIAL



OFFERING MEMORANDUM

PROFITABLE SCREEN PRINTING AND EMBROIDERY BUSINESS



OFFERING SUMMARY



TURNKEY SCREEN PRINTING & EMBROIDERY BUSINESS IN A PRIME WATERFRONT LOCATION

With over 21 years of success, including 9 years under current ownership, this business boasts a loyal clientele that includes local business and government entities, providing consistent repeat business year after year. O

Perfect for a graphic artist looking to step into a thriving operation, or for a new owner who can rely on the expertise of company's contracted artist.

Take advantage of this rare opportunity to own a well-established screen printing and embroidery business located in one of Washington's most popular waterfront towns. Located in a bustling tourist destination, there is significant potential to expand services to capitalize on local events, tourism and more.

**OVER \$167,000 FF&E INCLUDED IN PRICE.
FULL FINANCIALS AVAILABLE AFTER A SCHEDULED SHOWING
AND SIGNED NDA.**

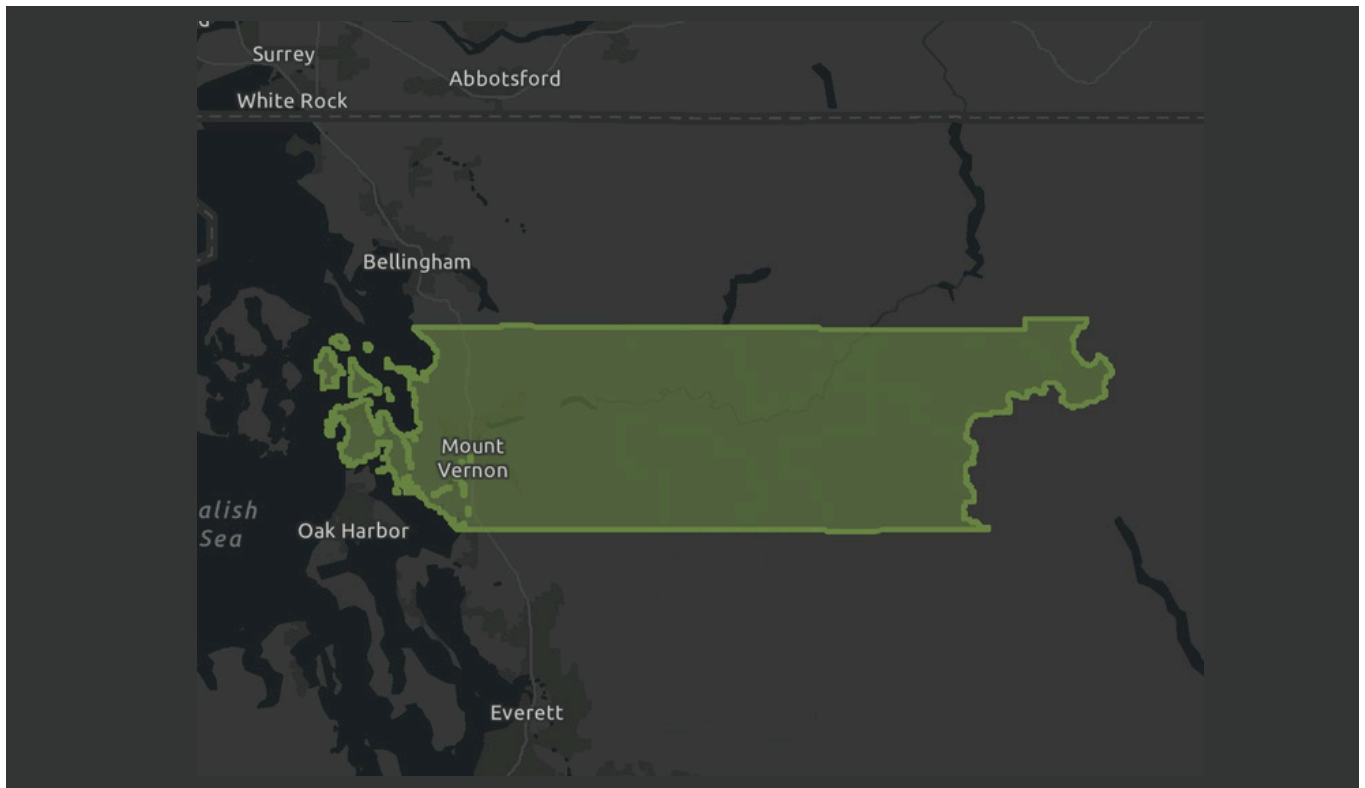


GEOGRAPHIC REGION

Skagit County is located approx 60 miles north of Seattle and 50 miles south of the US Canadian Border in Blaine and near to NAS Whidbey Island located in Oak Harbor, WA.

Skagit County currently has a population of 133,935. And, in 2023 approx. 5,880 businesses with increased growth expected.

Skagit County is also home to multiple tourist destinations as well as popular local festivals and events.



NEAR TO BOTH SEATTLE AND VANCOUVER BC, SKAGIT VALLEY HAS A GROWING A DIVERSE POPULATION AS WELL AS A THRIVING BUSINESS COMMUNITY MAKING IT AN IDEAL AREA TO CONTINUE AND BUILD THIS PROFITABLE BUSINESS.

DEMOGRAPHICS

THE SKAGIT VALLEY HAS A GROWING AND DIVERSE POPULATION PROVIDING EXCELLENT POTENTIAL FOR INCREASE IN PROFIT FROM INDIVIDUALS, BUSINESSES, GOVERNMENT AGENCIES, NON-PROFIT ORGANIZATIONS, LOCAL SPORTS TEAMS & MORE.

KEY FACTS

133,935

Population



52,379

Households

42.7

Median Age

\$71,017

Median Disposable Income

INCOME



\$83,628

Median Household Income



\$44,121

Per Capita Income



\$310,293

Median Net Worth

EMPLOYMENT



59.5%

White Collar



27.6%

Blue Collar



Services

16.4%

4.0%

Unemployment Rate

EDUCATION

8.4%

No High School Diploma



26.4%

High School Graduate



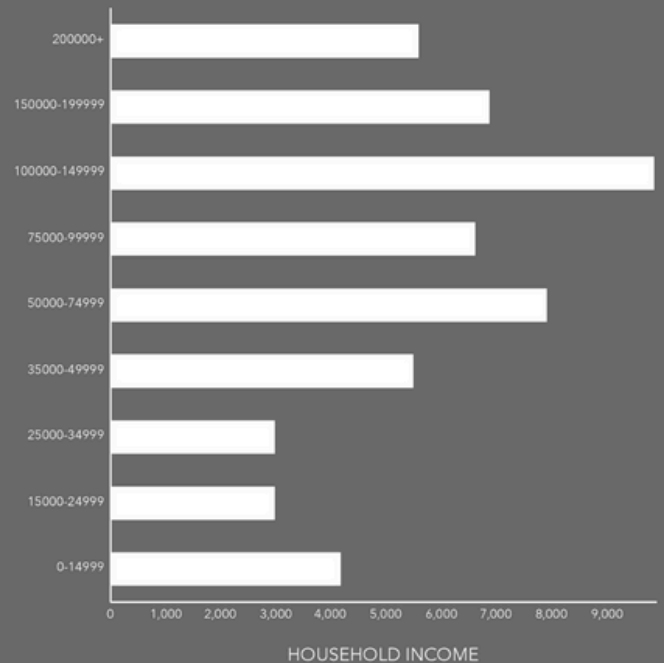
34.1%

Some College/ Associate's Degree



31.1%

Bachelor's/Grad/Prof Degree





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