



MIXED-USE OPPORTUNITY **FOR SALE** IN THE HEART OF BREMERTON

301 N Callow Avenue
Bremerton, WA 98312

WCCR
West Coast Commercial Realty

301 N Callow Avenue features 9 residential units and three commercial spaces conveniently located on one of the busiest intersections in downtown Bremerton, at the high-traffic intersection of Burwell and N Callow Ave. This investment opportunity could serve as an excellent owner-user opportunity and/or local investor looking to either own or occupy a highly visible corner while also getting the benefit from existing income from 9 residential units.



This property is part of downtown Bremerton, which is a mix of residential, commercial, light industrial areas and military presence due to the Puget Sound Naval Shipyard and nearby military facilities. Visitors and residents alike can enjoy the Bremerton Boardwalk along the waterfront, the nearby Kitsap Conference Center, and the Puget Sound Naval Shipyard Museum. The area also has access to parks, like the nearby Evergreen Rotary Park, and is close to hiking opportunities on the Olympic Peninsula. Callow Avenue benefits from a strip of retail.





PROPERTY NAME: The Charleston

ADDRESS: 301- 307 North Callow Avenue, Bremerton, WA 98312

PARCEL NUMBER: 3733 – 006 – 017 – 0204

LAND AREA: 12,632 SF / 0.29 AC

YEAR BUILT: 1924 / 2024

NO OF FLOORS: 2

PARKING: 14

RENTABLE SF: 11,030

AVERAGE UNIT SIZE: 750 SF

INTERIOR
RETAIL
PHOTOS



INTERIOR APARTMENT UNIT PHOTOS

**Photos represent the units that have been remodeled and is not representative of the older units, or current conditions once occupied.*





DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 18,386
3-Mile: 65,261
5-Mile: 125,321

HOUSEHOLDS

1-Mile: 5,924
3-Mile: 25,224
5-Mile: 47,796

BREMERTON MSA TRADE AREA

AVERAGE HOUSEHOLD

INCOME:

\$107,075



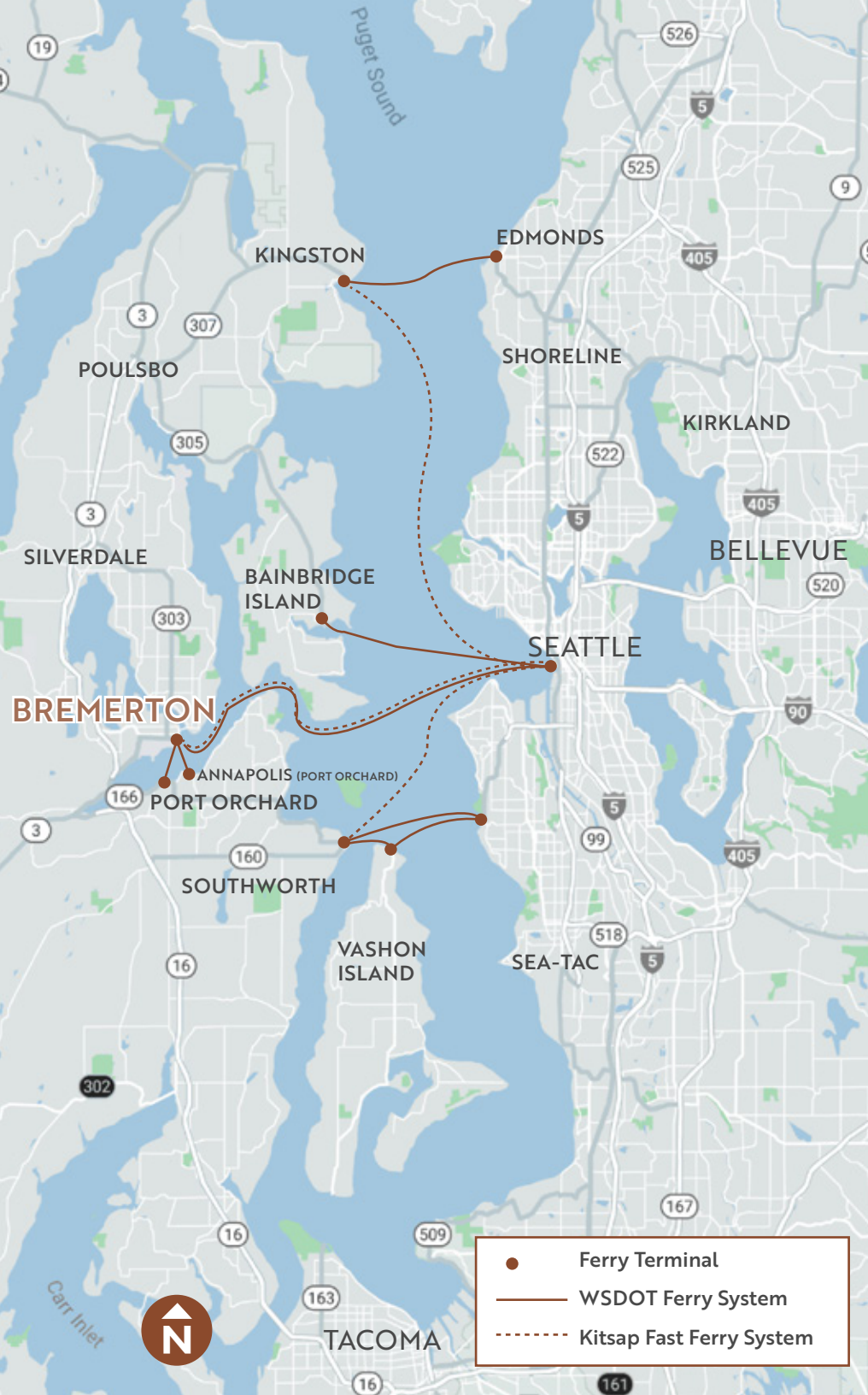
WCCR

West Coast Commercial Realty



Charleston is a vibrant and growing neighborhood at the heart of the city, perfectly positioned at the crossroads of major routes for easy access. After years of revitalization, the area is blossoming into a dynamic, mixed-use community, offering a unique blend of artisan trades, entertainment, and businesses that cater to both residents and visitors. Callow Avenue, the neighborhood's main street, is a charming, walkable corridor lined with historic buildings that create a welcoming, small-town feel. The area boasts a diverse mix of retail shops, restaurants, and services, as well as creative artisan businesses and light manufacturing that have long been part of Charleston's rich history. With colorful murals throughout the area and a strong presence of local artisans, food makers, and skilled tradespeople, Charleston offers a true sense of community for those seeking a place that combines history, character, and opportunity.





BREMERTON A WELL CONNECTED DESTINATION

Bremerton is located in the middle of the Puget Sound, with easy access to a robust highway and ferry system that provides convenient access to the following destinations:

Downtown Seattle	30 minutes (fast ferry) / 60 minutes (standard ferry)
Bainbridge Island	33 miles by car
Poulsbo	18 miles by car
Kingston	29 miles by car
Port Orchard	12 minutes (fast ferry) / 9 miles by car
Annapolis Ferry (Port Orchard)	5 minutes (fast ferry) / 11 miles by car

MIXED-USE OPPORTUNITY FOR SALE

301 N Callow Avenue | Bremerton, WA 98312

FOR MORE INFORMATION

Tiffini Connell

tiffini@wccommercialrealty.com

206.854.1925

Jennifer Israel

jenniferi@wccommercialrealty.com

206.349.8907

Avery Connell

avery@wccommercialrealty.com

206.475.9367

WCCR

West Coast Commercial Realty

206.283.5212

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

