

Redevelopment Opportunity



3890 WHEATON WAY, BREMERTON, WA

John L. Scott®
REAL ESTATE
COMMERCIAL TEAM

OFFERING MEMORANDUM

Summary

Parcel : 01240121922000 - Building
01240121412002 - .73 acres
01240121312004 - .74 acres

Offering Price: \$3,200,000

Total Current Monthly Income :
\$14,500 plus NNN

Annual Expenses:
Taxes: \$7442.46
Insurance \$2210.06

Land Area: 83,199 SF

Total Building SF: 1936 SF

Stories: 1

Year Built: 1972



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Property Highlights

Property

The car dealership property, nestled on the corner of Wheaton Way and Ivy holds a unique status within the community, having been grandfathered into the zoning regulations. With its roots tracing back, the property predates the current zoning ordinances, lending it a special exemption from certain restrictions. This status acknowledges its longstanding contribution to the local economy and identity.

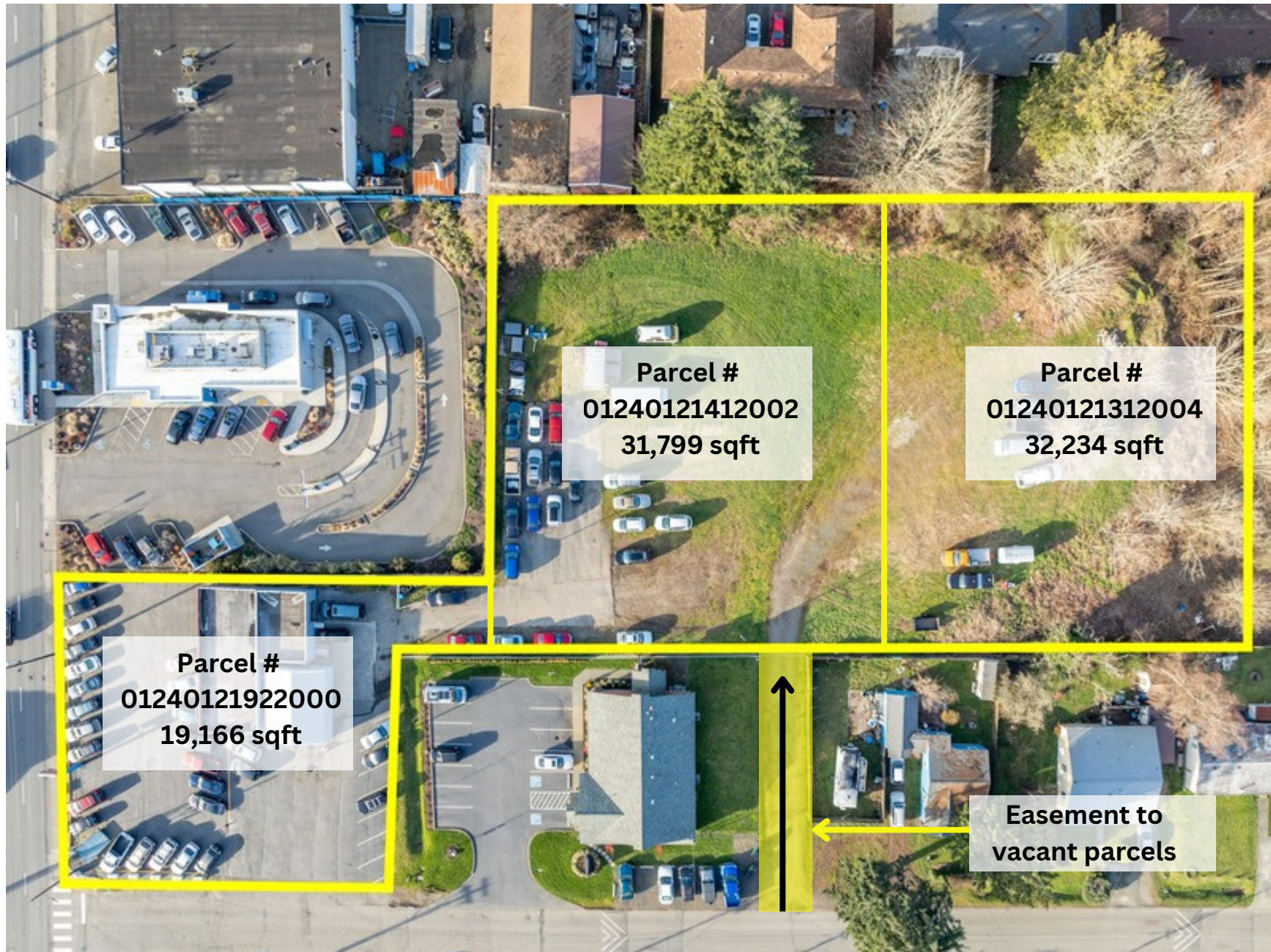
Redevelopment

The sale of the 83,000 square foot property presents an exciting opportunity for potential redevelopment. With its expansive size and versatile layout, the property holds promise for a wide range of transformative projects. Developers may envision a variety of possibilities, from creating a mixed-use complex with retail, residential, and commercial spaces to repurposing the site for a single large-scale venture. Its location could further enhance its appeal, offering accessibility and visibility that could attract both businesses and residents. As stakeholders explore the potential of this property, they have the chance to contribute to the evolution of the surrounding community, breathing new life into the area and unlocking its full potential for economic and social growth.

Rent Roll

Tenant Name	Lease Start Date	Lease End Date	Monthly Rent	Triple Net	Total Monthly Rent
Affordable Cars & Trucks	June 2025	May 2028	\$14,550	\$804.37	\$15,354.37

Parcel Outline - 83,199 Total SqFt

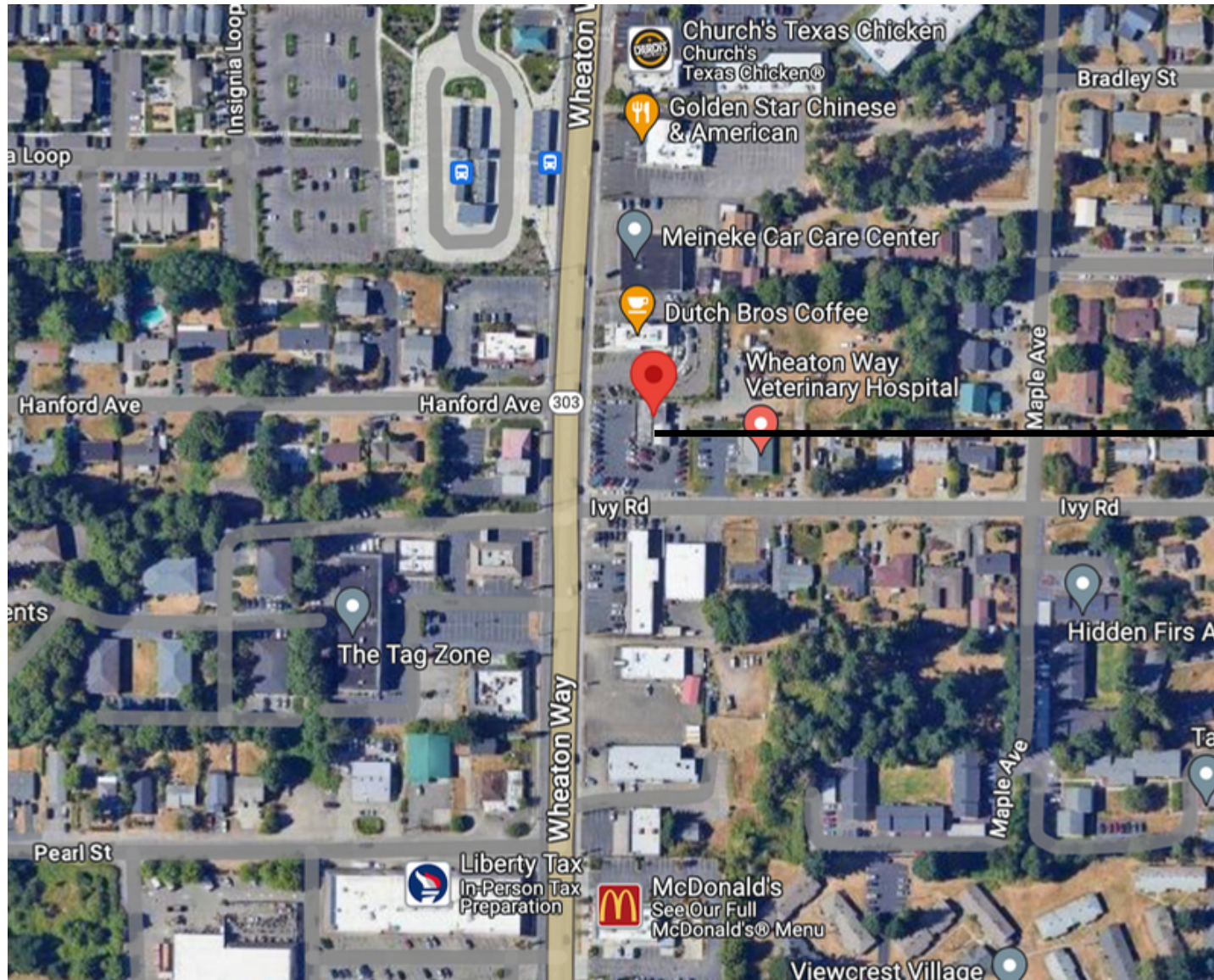


Bremerton, WA

Bremerton, a beautiful city just a short ferry ride from downtown Seattle, offers a vibrant downtown Harborside area with the Kitsap Conference Center, two hotels, dining, cafes, and the Port of Bremerton Marina. Explore the Arts District, Bremerton Naval Museum, Boardwalk, Harborside Fountain Park, and PSNS Memorial Plaza. Stroll across the Manette Bridge for more cafes and shops. A few blocks north, you'll find the scenic Evergreen Rotary Park. Golf enthusiasts can't miss the city-owned Gold Mountain Golf Course with two 18-hole championship courses..



Area Business



**Subject
Property**

Zoning

GC- General Commercial

The intent of the general commercial (GC) district is to provide locations for high intensity commercial uses serving the entire community while preserving views, forested areas, and buffering impacts to adjacent residential areas. The corridor accommodates access to businesses by automobile while also creating a pedestrian-friendly, transit-supporting corridor.



Scan here for more information
regarding Bremerton Zoning.

Photos



Exclusively Presented by



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