

FOR SALE

245 4th Street
Bremerton, Washington



245 4TH STREET BUILDING ON QUINCY SQUARE

Ned Whalen

245 4TH STREET BUILDING ON QUINCY SQUARE

is conveniently located in the Heart of Downtown Bremerton. The property benefits from excellent walk score, ease of access, and strong location. Located within three blocks of the WS Ferry Terminal which boasted over 2,460,465 riders and the Kitsap Fast Ferry with its 301,531 passengers annually and 30 minute crossing time to Seattle; and within two blocks of the Naval Shipyard and it's 22,000 shipyard commuters and 14,000 full time employees (not accounted in the daytime demographics), plus 500 new apartment units opened within the last year or so. The site is just steps away to restaurants, art galleries, specialty retail, the SeeFilm-10 Cinema and waterfront access via the nationally renowned downtown parks. The building itself is offered as a redevelopment opportunity which will capitalize on the coming changes along 4th Street. Currently 4 story office with penthouse conference room over commercial retail on the ground floor.

Summary	
Property Address	245 4th Street
Opportunity Type	Development/Re-purpose
Address	245 4th Street
Total Land Area	0.14 Acres
Parcel Number	3718-007-028-000
Zoning	DC with DSAP Overlay
Jurisdiction	City of Bremerton
Asking Price	\$2,200,000

245 4TH STREET ON QUINCY SQUARE:

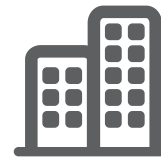
- 24,000 SF Building Built in the 1940's.
- Multi-Family Redevelopment Opportunity: Accomodating 35-40 Units



Population



Average HH Income

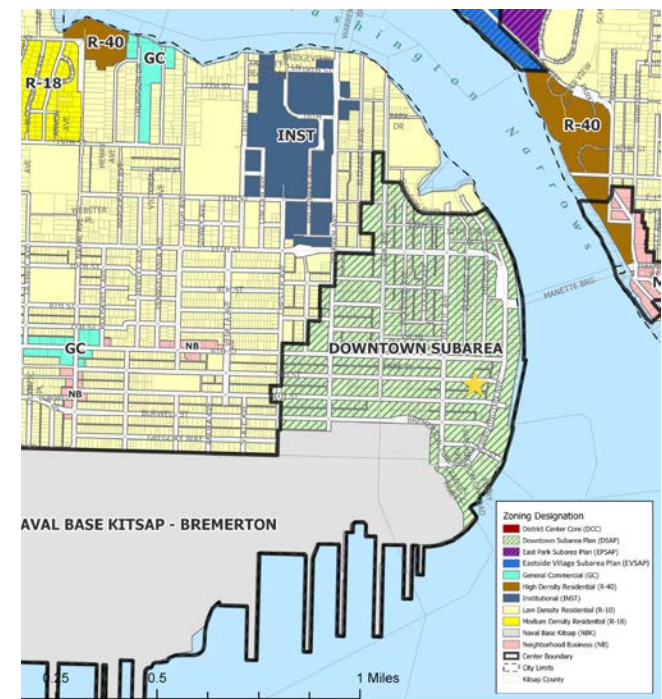


Daytime Population

Regis - 2023

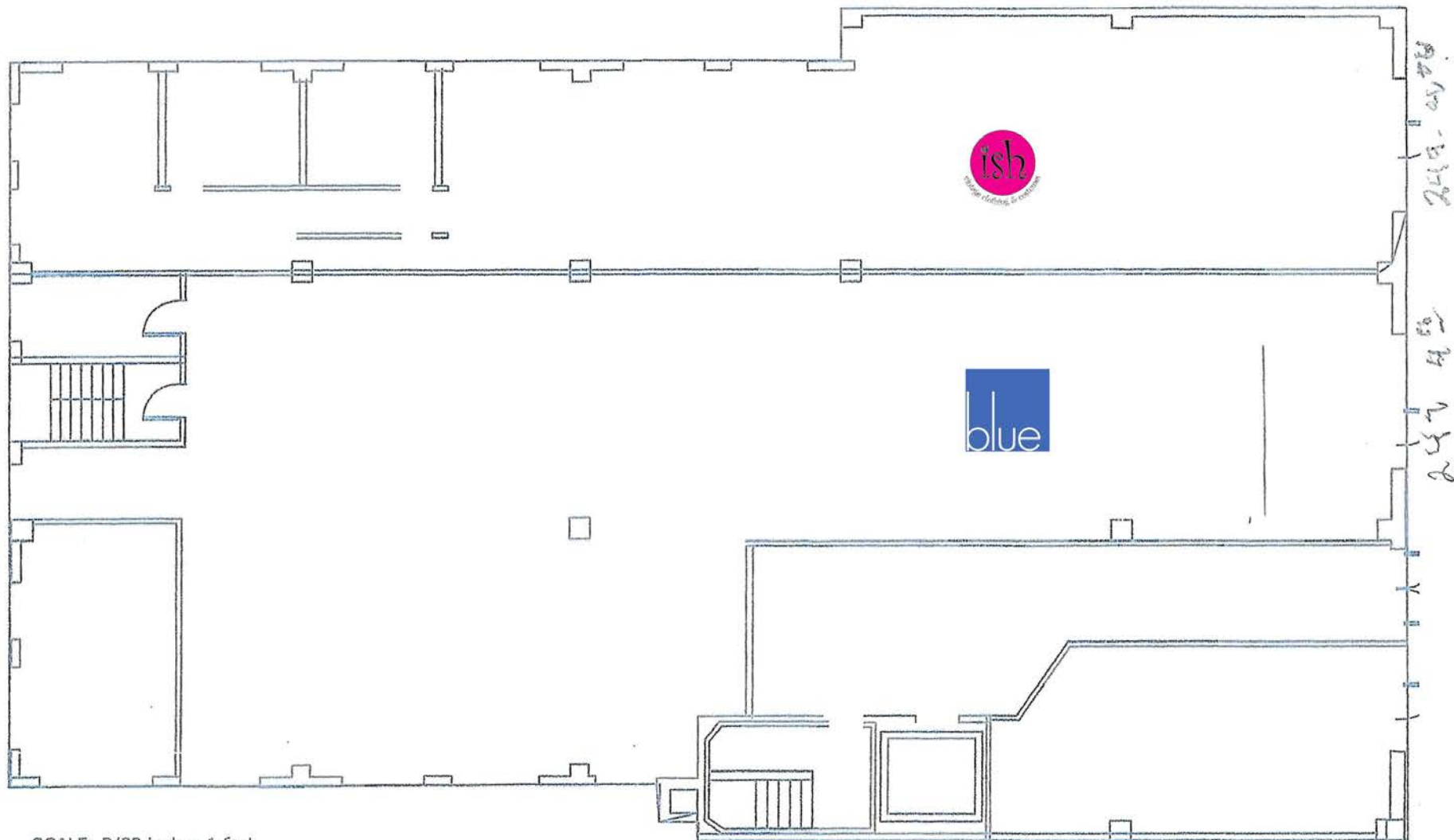
Mile 1	11,000	\$85,954	65,954
Mile 3	52,000	\$95,592	85,592
Mile 5	118,957	\$108,957	108,957

ZONING



- Zoning Downtown Core (DC) with Downtown Sub-Area Plan Overlay Allows for all Residential Types, Hotel & Lodging. Please Click [HERE](#) for More Information on Zone and Overlay.

CURRENT FLOOR PLAN | FLOOR 1

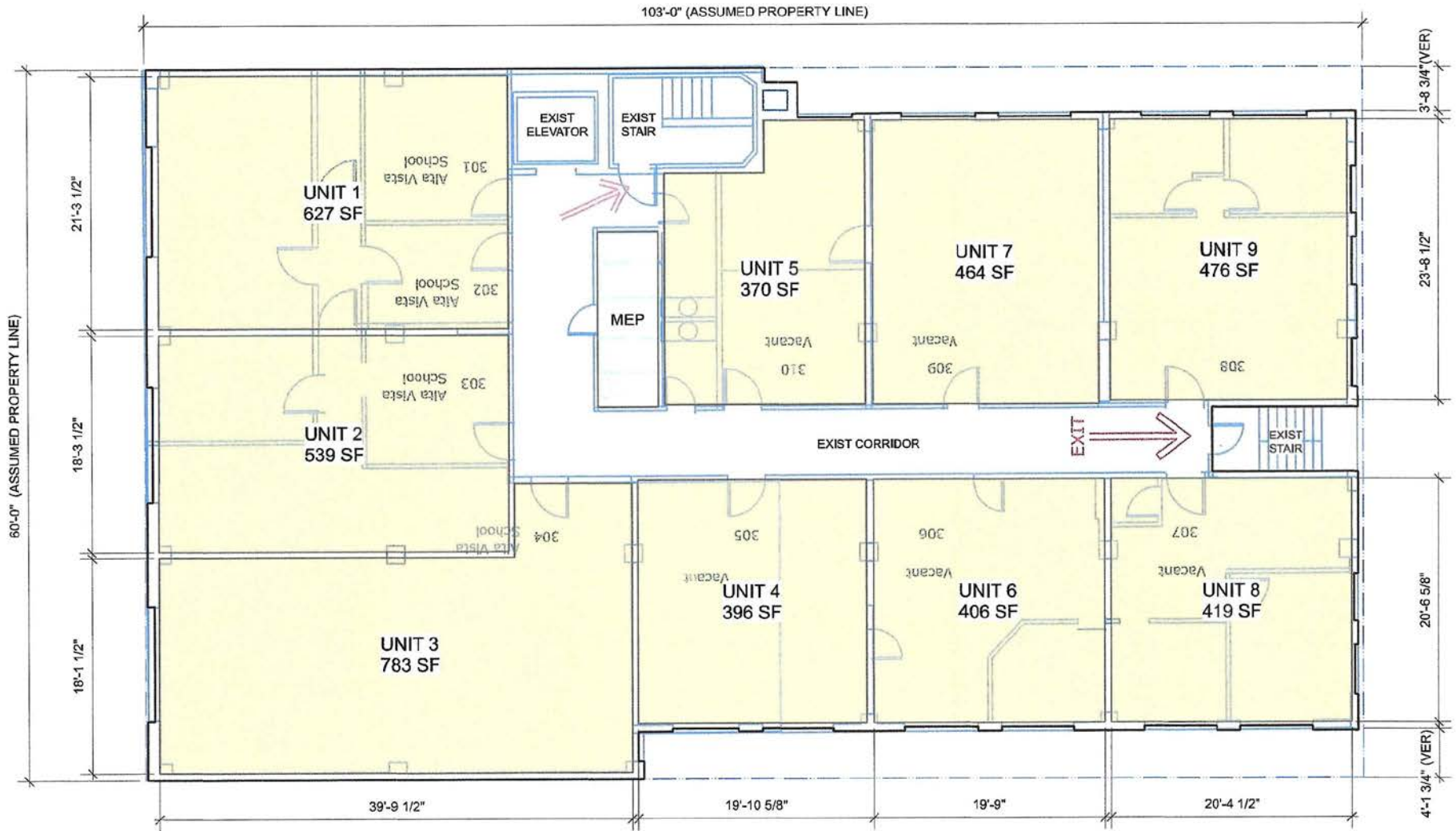


SCALE: 3/32 inch = 1 foot



PROPOSED RESIDENTIAL LAYOUT | FLOORS 2-5

PROPERTY SUMMARY



1

3RD FLOOR PAN

Scale: 1/8" = 1'-0"

NOTE: DIMENSION APPROX & SUBJECT TO FIELD VERIFICATION

LOCATION SUMMARY



NEIGHBORHOOD INFORMATION

Quincy Square



Improvements to 4th Street from Pacific Avenue to Washington Avenue are coming soon! Developed over the past several years by a grass roots consortium of active and interested citizens, professional groups, and developers. The vision for the block, honoring Quincy Jones, is to create a housing-based, day-to-night urban center with focused arts, entertainment, and evening-centric retail spaces. The concept compliments and builds on the revitalization of downtown that has been happening block by block over the last two decades, and will encourage increased density and housing in the downtown area.



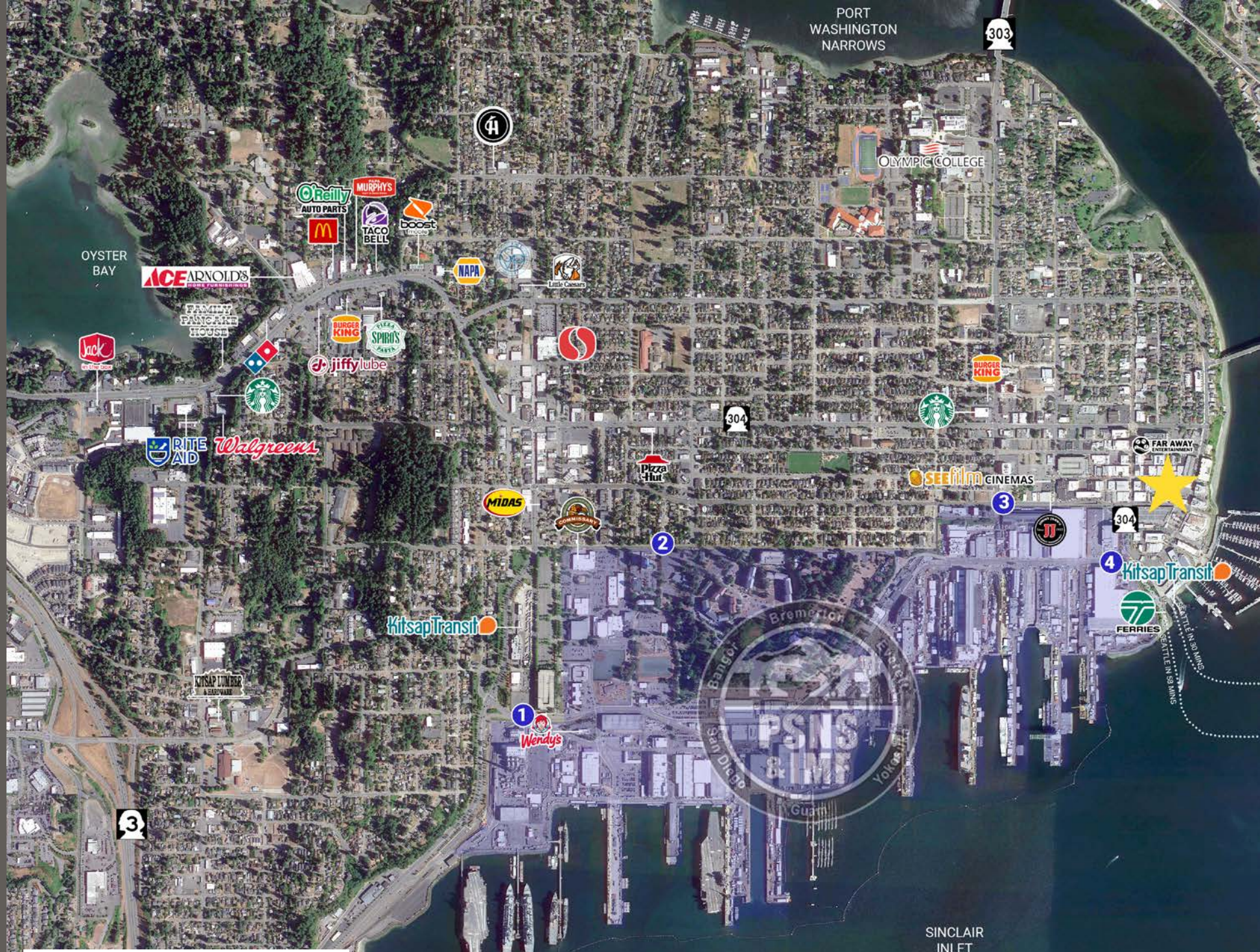
The Bremerton Community Farmers Market is a fabulously welcoming and bustling market tucked among the trees and beside the sea at Evergreen-Rotary Park. Each Thursday from May to October they offer a market

bursting with great vendors, music, educational opportunities, kids' activities, and more. The market is responsibly managed with an eye to offering innovative programs and initiatives for our community.



Designed with the ability to close the street to vehicular traffic, Quincy Square on 4th will be able to maximize the use of the right-of-way for activities. The image shows vendor tents set up to allow circulation at the building fronts and the street. Subject Site is at entrance!

LOCATION SUMMARY - MARKET AERIAL



PUGET SOUND NAVAL SHIPYARD
 22,000 - Shipyards Commuters | 14,000 - Full Time Employees

1 PSNS Charleston Gate	3 PSNS Burwell Gate
2 PSNS Naval Gate	4 PSNS Bremerton Gate





BREMERTON, WA Is reemerging as a commercial, residential, and cultural center in the region. As the only metropolitan city within Kitsap County, it boasts a growing economy and lifestyle diversity. Focused economic activity, with the subsequent protection of quality residential neighborhoods, is leading to new vibrancy and economic wellbeing city wide. Bolstered by the Naval Base Kitsap and close proximity to Seattle via ferry & high speed passenger ferry, Bremerton is ideally suited for all lifestyles.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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