

MARKETING BROCHURE FOR SALE

536 4th St.
Bremerton, WA 98337

Sale Price: \$1,200,000



DESCRIPTION

PRESENTING A PRIME COMMERCIAL BUILDING AT 536 4TH STREET, BREMERTON, WASHINGTON. THIS PROPERTY BOASTS A SPACIOUS LAYOUT IN A BUSTLING AREA WITH HIGH FOOT TRAFFIC, MAKING IT PERFECT FOR A WIDE RANGE OF BUSINESS VENTURES. NOTABLY, THE ENTIRE BUILDING IS EQUIPPED WITH INDOOR SPRINKLERS, VALUED AT OVER \$200K—A RARE FEATURE IN OLDER BUILDINGS THAT SIGNIFICANTLY EXPANDS ITS POTENTIAL USES.

ADDITIONALLY, THIS LOCATION FALLS WITHIN AN OPPORTUNITY ZONE, OFFERING VALUABLE TAX INCENTIVES FOR INVESTMENTS IN ECONOMIC DEVELOPMENT. THIS MAKES IT AN ATTRACTIVE OPTION FOR BUYERS EAGER TO TAKE ADVANTAGE OF THESE BENEFITS. DON'T MISS THIS CHANCE TO INVEST IN A THRIVING COMMUNITY!

SIZE: AMPLE SQUARE FOOTAGE SUITABLE FOR MULTIPLE USES, 2 STORY

LOCATION: CENTRALLY LOCATED IN BREMERTON, CLOSE TO SHOPS, RESTAURANTS, AND PUBLIC TRANSPORTATION

CONDITION: WELL-MAINTAINED BUILDING WITH GREAT POTENTIAL FOR UPDATES OR RENOVATIONS

ASSETS INCLUDED: ALL KITCHEN EQUIPMENT, TABLES, AND CHAIRS WILL REMAIN WITH THE PROPERTY

IMPORTANT NOTES:

THE BUSINESS CURRENTLY OPERATING IN THE SPACE IS NOT FOR SALE, AND ALL INQUIRIES SHOULD RESPECT TENANT PRIVACY—PLEASE DO NOT DISTURB THE TENANTS. TENANTS DO NOT KNOW IT IS FOR SALE.

TENANTS CAN VACATE THE PREMISES, ALLOWING FOR IMMEDIATE USE OF THE SPACE.

THIS IS A UNIQUE CHANCE TO INVEST IN A THRIVING COMMUNITY WITH ENDLESS POSSIBILITIES. DON'T MISS OUT ON THE POTENTIAL OF 536 4TH STREET—SCHEDULE YOUR VIEWING TODAY!

PROPERTY SUMMARY

PROPERTY DETAILS

Parcel Address: [536 4th St Bremerton, WA 98337](#)

Parcle Numbers: [3718-015-018-0005](#)

Property Type: [Commercial](#)

Year Built: [1930](#)

Year Renovated: [2018](#)

Building Size (sf): [4710](#)

of Floors: [2](#)

Constructed Type: [Brick](#)

Sprinklers: [Yes](#)

Tenancy: [Occupied](#)

Lot Size: [.07 \(3049 sq ft\)](#)

Parking Spaces: [Street](#)

Zoning: [Commercial](#)

PROPERTY DESCRIPTION

LOT 18, BLOCK 15, BREMERTON, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 30, RECORDS OF KITSAP COUNTY, WASHINGTON.



Sanity Sewer Yes No

Telephone Yes No

Cable Yes No

Electricity Yes No

Water Yes No

PARCEL MAP



PHOTOS



PHOTOS



PHOTOS



MEET THE TEAM



MARY WYNN

Senior Executive Partner

office: (253) 509-0449
ext. 101
cell: (360) 551-1902
mary@twgcommercial.com



KRIS WILSON

Executive Partner

office: (253) 509-0449
ext. 102
cell: (253) 432-6385
kris@twgcommercial.com



OLIVER RODRIGUEZ

Leasing Manager / Broker

office: (253) 509-0449
ext. 109
cell: (956) 616-9832
oliver@twgcommercial.com



EMMA KIDRICK

Chief Information Officer

office: (253) 509-0449
ext. 108
cell: (928) 910-1633
emma@twgcommercial.com



MIA HANSEN

Junior Broker

office: (253) 509-0449
ext. 104
mia@twgcommercial.com

ABOUT THE WYNN GROUP

Our dedicated assistance extends to facilitating the sale of your business. As part of our comprehensive approach, we guide you through the entire process, connecting you with potential buyers and providing support in navigating financing options, including bank and owner financing. By leveraging our expertise, you can achieve financial freedom or security, ensuring a successful transition.

CONTACT

3226 ROSEDALE ST. SUITE 201
GIG HARBOR, WA 98335
253-509-0449
WWW.TWGCOMMERCIAL.COM
INFO@TWGCOMMERCIAL.COM
[@THEWYNNGROUPTWG](https://www.instagram.com/thewynngrouptwg)

