



4180 Kitsap Way

BREMERTON, WA

**AC** AYERS  
COMMERCIAL  
GROUP

## THE OFFERING ———

### ***MOVE-IN READY RESTAURANT***

***Sale Price: \$1,228,200***

***Lease Rate: \$10,718/month + NNN***

Ayers Commercial Group is pleased to present the opportunity to **purchase or rent a near-move-in-ready restaurant building**. Formerly the Dugout Sports Bar & Grill, this **9,188 square foot building** features a **large Type 1 hood, sprinkler system on both floors**, and recently installed **HVAC units**. With **seating capacity for nearly 400 guests** (246 guests on the main level & estimated 150 guests on the second level), the space is well suited for large gatherings and private events. Situated along Hwy 310/Kitsap Way with **over 30,000 vehicles per day**, and a **large monument sign**, the property benefits from **excellent visibility**.

# PROPERTY SUMMARY

<i>ADDRESS</i>	<b>4180 Kitsap Way, Bremerton, WA 98312</b>
<i>PARCEL NUMBER</i>	<b>152401-3-095-2000</b>
<i>BUILDING SIZE</i>	<b>9,188 SF</b>
<i>LOT AREA</i>	<b>10,454 SF   0.24 AC</b>
<i>YEAR BUILT</i>	<b>1970</b>
<i>JURISDICTION</i>	<b>City of Bremerton</b>
<i>NNN EXPENSES</i>	<b>Tenant pays all expenses, including Property Taxes, Property Insurance, Utilities, Maintenance, etc.</b>





**SITE**



**SITE**



**SITE**





**JEFF AYERS**  
OWNER | DESIGNATED BROKER  
425.275.2406

[jeff@ayerscommercialgroup.com](mailto:jeff@ayerscommercialgroup.com)