



**WESTLAKE**  
ASSOCIATES, INC.

**BREMERTON  
RESIDENTIAL SITE**  
FOR SALE

1621 & 1623 4TH STREET  
BREMERTON, WA 98337

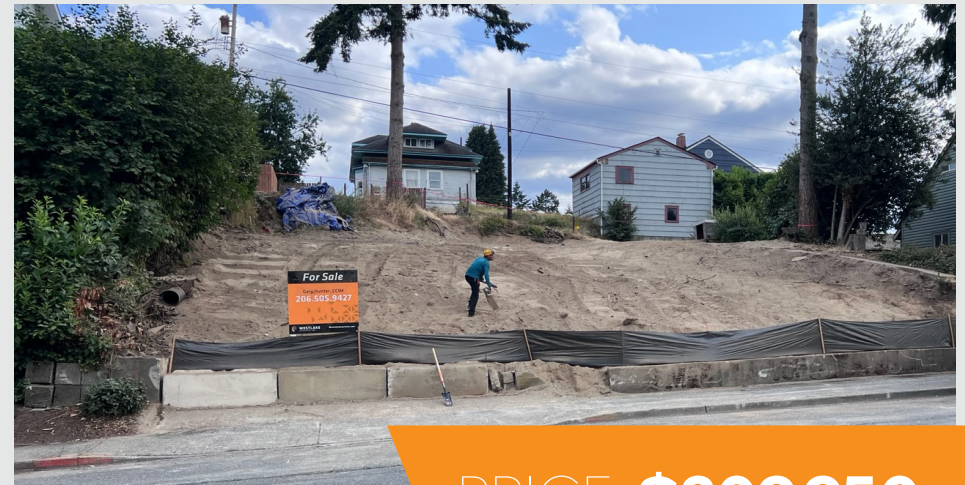


# ASSET SUMMARY

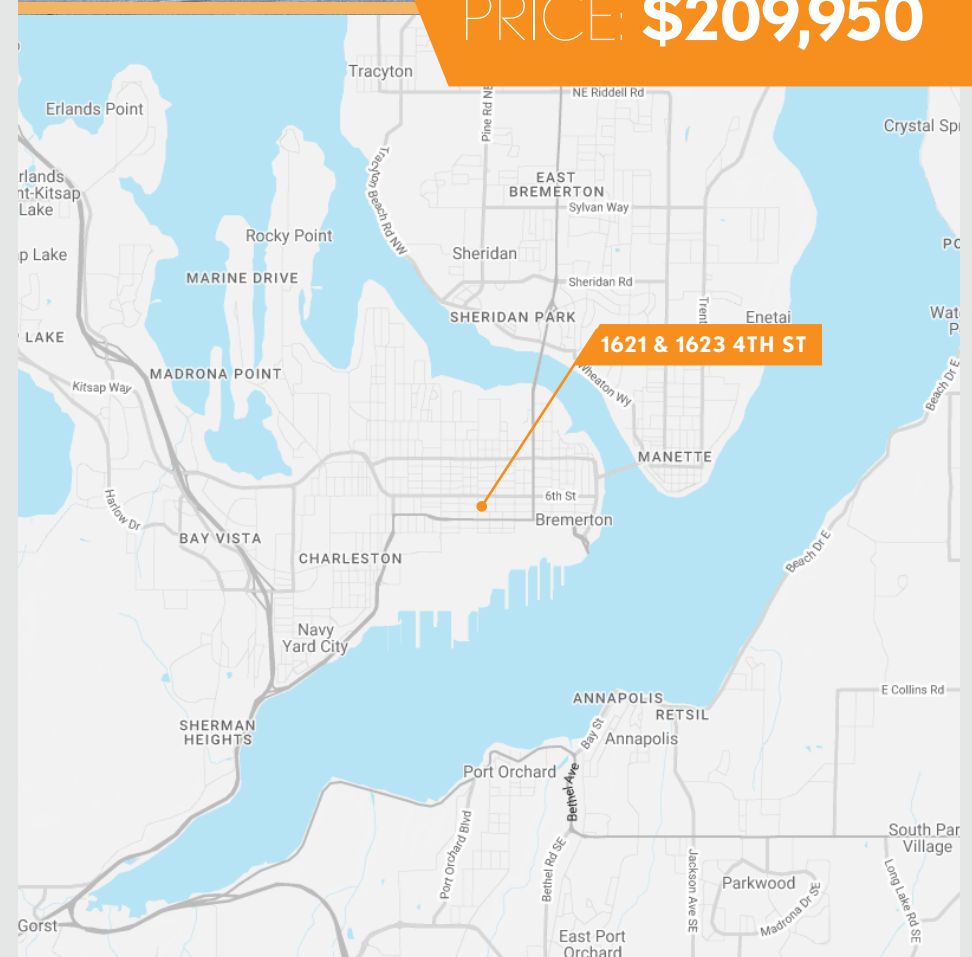
## BREMERTON RESIDENTIAL SITE

Westlake Associates, Inc. is proud to present you with the Residential Site in Bremerton for sale. This property is a two lot property in-city, close to shopping, restaurants, Washington State Ferry, and Bremerton US Naval Base & Shipyard. Current structures on the lots are to be demolished. Projected potential development for 6 Total Units: two single-family dwellings and four auxiliary dwelling units.

<b>ADDRESS</b>	<b>1621 &amp; 1623 4TH STREET BREMERTON, WA 98337</b>
<b>COUNTY</b>	Kitsap
<b>MARKET</b>	Bremerton
<b>STYLE</b>	Residential Site
<b>APN#</b>	3751-004-007-0000 3751-004-008-0009
<b>ZONING</b>	R-10
<b>COMBINED LOT SIZE</b>	7,840 SF   0.17 AC
<b>PRICE</b>	\$209,950
<b>PRICE PER LOT SF</b>	\$26.77 PSF



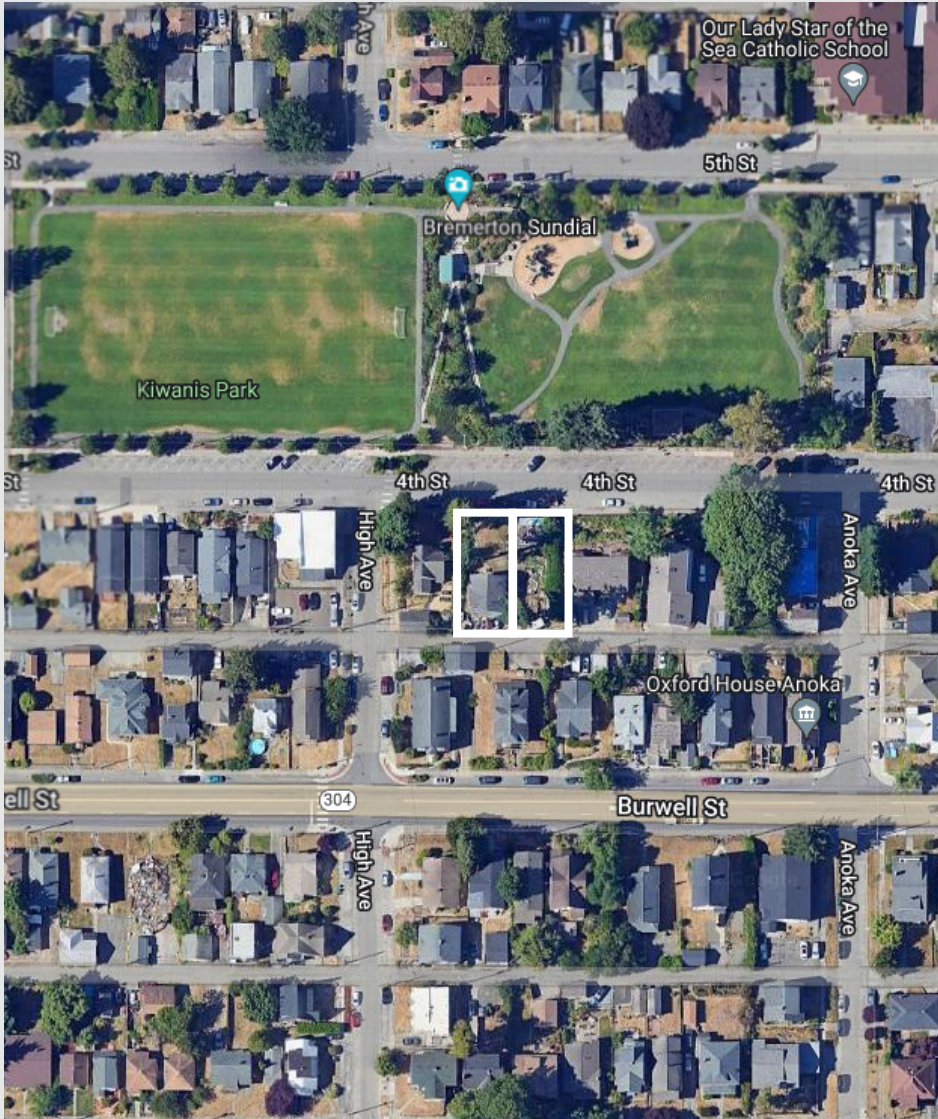
PRICE: **\$209,950**





# SITE

## BREMERTON RESIDENTIAL SITE





# SITE AMENITIES & DEMOGRAPHICS



## SCHOOLS & SERVICES

- Bremerton WSDOT Ferry Terminal
- Puget Sound Navy Museum
- Puget Sound Naval Shipyard
- Kitsap Regional Library - Downtown
- Admiral Theater
- Kiwanis Park
- Bremerton Fire Department
- Olympic College



## RETAIL

- Kitsap Community Food Co-Op
- Oriental Food & Gifts
- Safeway
- The Bremerton Mercantile
- Vulca's Mediterranean Market
- The Game Wizard & Blue Sky Hobbies
- Harborside Market
- Saar's Super Saver Foods



## FOOD & DRINK

- Yummi Teriyaki & Pho
- Gyro Star
- Pho Tai
- American Donut Maker
- Noah's Ark
- Starbucks
- Happy Teriyaki & Sushi
- Lumpia Factory
- The Coffee Oasis
- Burger King
- Sabaidee
- 6th & Java
- Pizza Hut
- Tom's Teriyaki
- State Gate Cafe
- Jimmy John's



POPULATION	1-MILE	3-MILE	5-MILE
Total Population	13,524	62,168	124,572
Growth 2022 - 2027 (est.)	3.91%	4.86%	5.33%
Median Age	35.9	38.1	38.1



BUSINESS & EMPLOYEES	1-MILE	3-MILE	5-MILE
# of Businesses	592	3,016	4,661
# of Employees	4,891	23,996	363,040
# of Households	4,477	24,793	48,641



Ferry Terminal  
Bremerton - Seattle



East Bremerton



Silverdale



# BREMERTON

A one hour ferry ride from downtown Seattle, Bremerton is truly a beautiful city where guests enjoy the downtown Harborside area. It includes Kitsap Conference Center, two hotels, fine dining, coffee shops, cafes and the Port of Bremerton Marina with 220 permanent slips and 100 for visiting boaters.

The Arts District, Bremerton Naval Museum, USS Turner Joy, Boardwalk, Harborside Fountain Park and PSNS Memorial Plaza are all located near the ferry terminal. Take a short walk across the Manette Bridge for more cafes and shopping. A few blocks north of downtown is the beautiful Evergreen Rotary Park featuring the 9/11 Memorial. Gold Mountain Golf Course includes two 18 hole championship courses and the now popular Disc Golf Course in NAD Park. Our diversity has rewarded Bremerton with a thriving artistic and cultural community. Bremerton has nine unique neighborhoods with new affordable housing, excellent schools, 35 parks, and many recreation programs. It will be easy to see why people are experiencing Bremerton and what a great place it is to live, work, and play.

Head for the city, the mountains, the water, or stay right here in Bremerton - the center of it all. Residents of Bremerton have it all. Some take advantage of the amenities of Seattle through a relaxing, scenic ferry ride across Puget Sound. A half hour's drive south of Bremerton sits Tacoma. Close to home on the Kitsap Peninsula, Bremerton's county neighbors offer a variety of things to enjoy as a resident or a visitor, from farm life to retail districts.

Although the rapid growth of Kitsap county in the 1990s led to some diversification of the economy, Bremerton remains heavily dependent on military expenditures. The city is the site of U.S. naval facilities once dedicated to the production, and now to the disposal, of nuclear weapons and vessels; the port shelters a large "mothball fleet."



# BROKER CONTACT

EXCLUSIVELY LISTED BY:

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

**PROUD MEMBERS OF:**

- + COMMERCIAL BROKERS ASSOCIATION (CBA)
- + NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)
- + LOOPNET NATIONAL LISTING SERVICES
- + COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING
- + COMMERCIAL INVESTMENT REAL ESTATE (CREI)
- + WASHINGTON STATE REALTORS ASSOCIATION (WSMA)



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