


For Sale  
280 Tremont Pl W Port Orchard WA 98366



Agent Information

Showing Instructions

Call Listing Agent	No
Use Discretion	No



**TJ Martin**  
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**John L. Scott - Port Orchard**  
(360) 876-7600

Listing Information	
Price	
Listing Price	\$ 199,000
\$/SF	\$ 88.84
\$/lot sf	\$ 4.91
Selling Ofc Com	3.5
Listing Status	Sold
Days On Market	248
Asset Class	Retail, Office, Land
Search Tags	Car Lot, Drive-Thru, Medical/Dental, Mixed-Use, Nursing Facility, Stand-Alone, Street Retail, Strip Mall, Gas Station, Business Park, Salon/Spa
Closed Sales Only	
Actual Sold Price	\$ 189,000
\$/SF	\$ 84.38
Closing Date	11/21/2016
Selling Broker	Tejinderpal Singh
Investment Information	
Owner User	Yes
Industrial Asset Class Info	
Utilities	
Land Asset Class Information	
Land Use Category	Office, Retail, Specialty
Associated Files	
Plat Map	
CBA Flyer	

Property Information	
Building Information	
Building Status	Existing
# of Buildings	1
# of Floors	2
# of Units	1
Total Building SF	2,240
Net Rentable Area	2,240
Total Office SF	2,240
Lot SF	40,511
Acres	0.93
Property Type	
Property Type	Office
Owner User	Yes
Owner	LSB Petroleum LLC
Building Class	C
Location	
County	Kitsap
Vicinity	Port Orchard
Location Description	west port orchard near Tremont on/off ramp Highway 16
Cross Street	Pottery Avenue
Market Area	Port Orchard
Tax ID #	40380020010003
Zoning	commercial
Land Use Type	Office, Retail, Specialty
Parking Information	
# Covered Spaces	2
Total Parking Spots	2
Construction	
Year Built	1952
Roof Type	Composition
Construction Type	Wood

**Public Comments:** Great high traffic property in Port Orchard on the corner of one of the busiest intersections in town. Pending site of a future roundabout which the city has already acquired the corner of this lot to accommodate. two blocks from the freeway exit and surrounded by medical facilities and offices. The old home and garage on the property could easily be restored and used as office space or retail shops. This triangle shaped lot has public roads on all three sides. Don't miss out on this opportunity!

**Showing Instructions:** There is an NWMLS key box on the house. No need to call prior to showing.

**Member Listing Comments:** Great high traffic property in Port Orchard on the corner of one of the busiest intersections in town. Pending site of a future roundabout which the city has already acquired the corner of this lot to accommodate. two blocks from the freeway exit and surrounded by medical facilities and offices. The old home and garage on the property could easily be restored and used as office space or retail shops. This triangle shaped lot has public roads on all three sides. Don't miss out on this opportunity!

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Tremont Place

Listing Images



History

Listing ID#	Status	Listing Date	List Price	Sale Price	Closing Date	CMA
571887	Sold	03/18/2016	\$ 199,000	\$ 189,000	11/21/2016	
547442	Expired	11/03/2014	\$ 299,000	\$ N/A		
537195	Withdrawn	02/24/2014	\$ 320,000	\$ N/A		
504820	Expired	03/03/2012	\$ 320,000	\$ N/A		
451516	Expired	03/16/2009	\$ 499,000	\$ N/A		