



KBSJ Development, LLC

2413 Bethel Road Southeast
Port Orchard, WA 98366

FOR SALE
\$1,100,000

GARY ANDERSON

360.731.3739 | garee1776@aol.com

JOE PERCACCILO

360.602.5764 | joe@gandersongroup.com



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Property Description

Are you looking for a development opportunity in a prime location, while having the ability to receive income during the planning stage of your development project? If so, then the opportunity to purchase and develop the property at 2143-2153 Bethel Ave SE is what you have been looking for. The near 2 acre, 2 parcel, flexible CMU zoned property is in an ideal location on one of Port Orchard's most traveled roadways. BONUS: past installation of a stormwater retention vault on the premises gives the Buyer a leg up in the development process. The property includes two structures, one considered a tear down, and the other is an existing 1,718sf, 6 office, 2 restroom building that is move in ready, and would allow a developer the advantage of receiving passive income while navigating development.

- 2 Separate Parcels
- Water/Power/Sewer On-Site & Hooked Up
- Mostly Square And Mostly Level Property
- A Total Of 1.92 Acres (83,635sf)
- Located In The Heart Of The Bethel Rd Corridor

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Offering Summary

Sale Price:	\$1,100,000
Lot Size:	1.92 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	222	568	2,840
Total Population	594	1,535	7,734
Average HH Income	\$74,419	\$76,972	\$91,771



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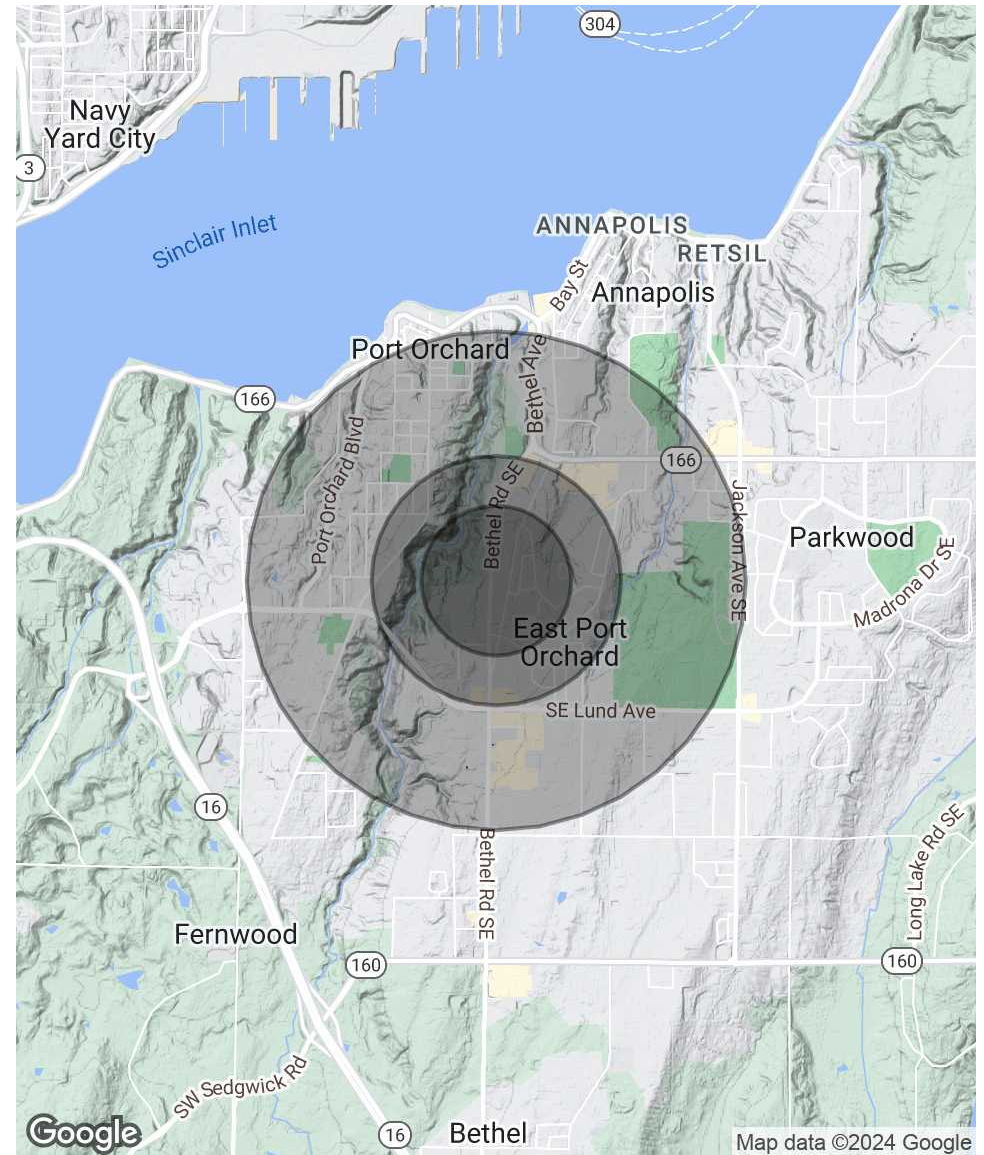
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	594	1,535	7,734
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	42	42	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	222	568	2,840
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$74,419	\$76,972	\$91,771
Average House Value	\$377,202	\$380,094	\$404,686

Demographics data derived from AlphaMap



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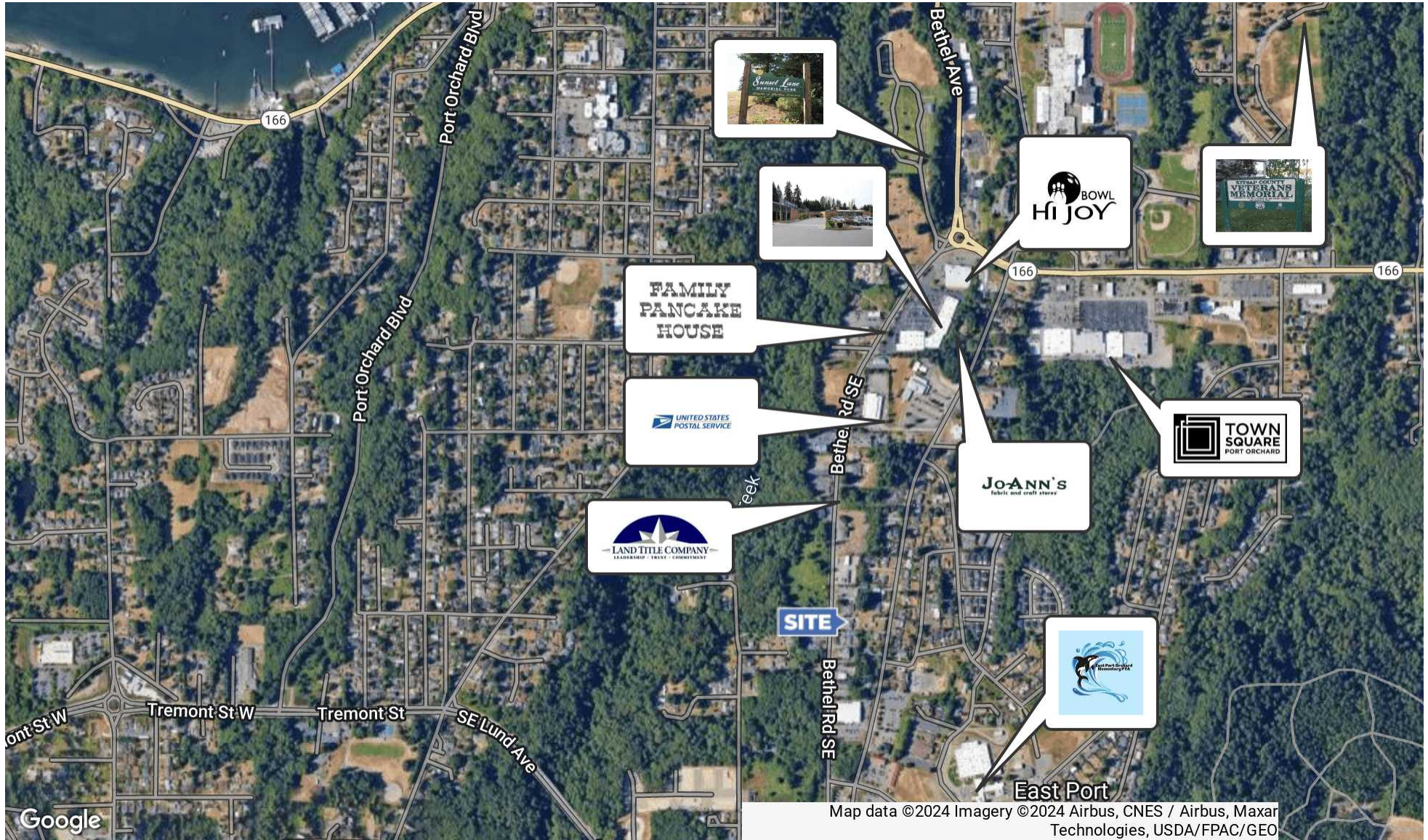
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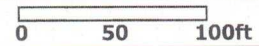


Map Scale: 1 : 10,000

Printed: Monday, Jun 24, 2024



** This map is not a substitute for field survey **



Comments

