



4180 Kitsap Way

BREMERTON, WA

## THE OFFERING ———

### *MOVE-IN READY RESTAURANT*

*Sale Price: \$1,500,000*

*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

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























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