

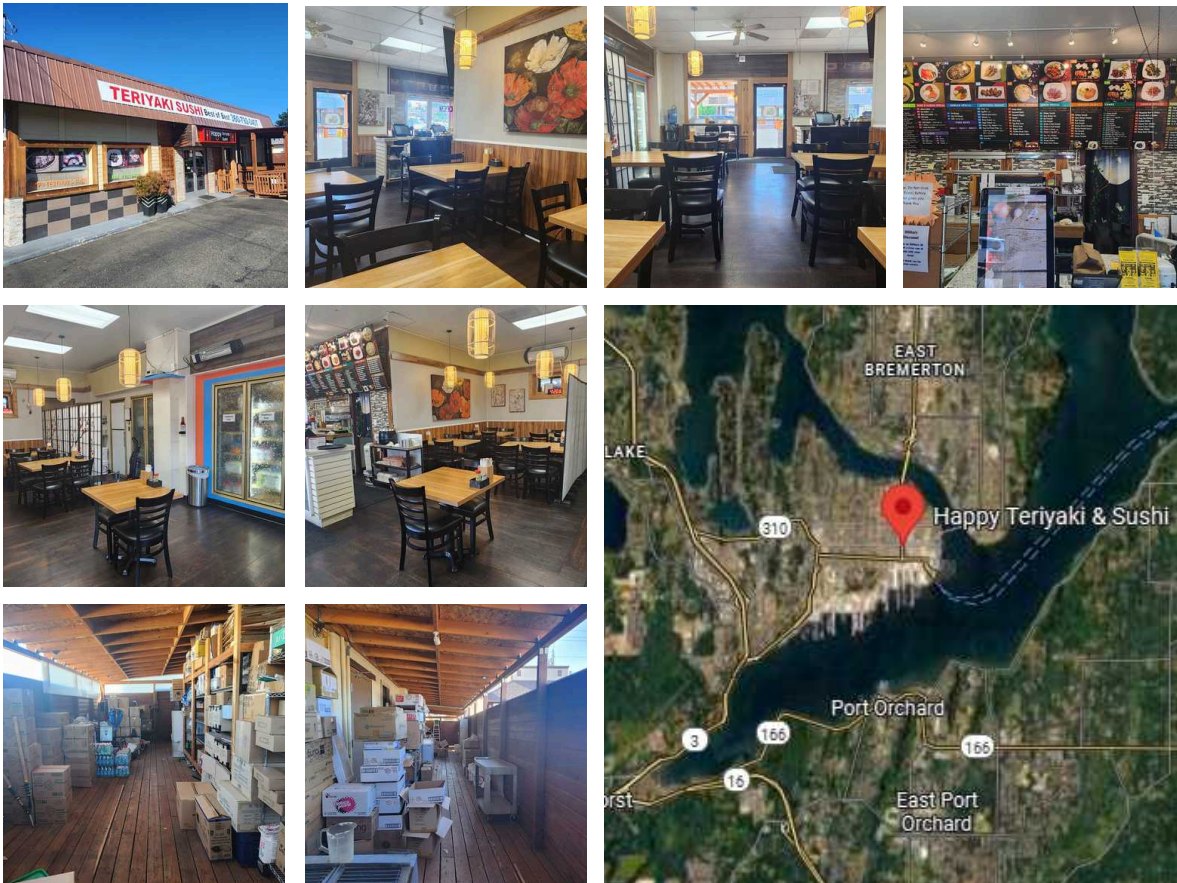


FOR SALE

844 6th Street, Bremerton WA 98337

ABSOLUTE NNN LEASE INVESTMENT

Outstanding opportunity to own a fully leased Restaurant property with strong income and minimal landlord responsibilities.



- **Asking Price: \$1,250,000**
- **Cap Rate: Approx. 6.05%**
- **Lease Type: NNN**
(tenant covers all expenses)
- **Lease Terms: 5/5/5 option in place**
- **Single-Tenant Property**

PROPERTY HIGHLIGHTS

- ✓ 1,458 SF RESTAURANT SPACE + 2,566 SF OUTDOOR DECK
- ✓ 9,148 SF LAND AREA
- ✓ 16 PARKING STALLS
- ✓ CORNER LOT
- ✓ WELL-MAINTAINED PROPERTY WITH EXCELLENT VISIBILITY

LOCATION HIGHLIGHTS

- HIGH-TRAFFIC CORRIDOR WITH STRONG DAILY CAR COUNTS
- SURROUNDED BY NATIONAL RETAILERS, RESTAURANTS, AND SERVICE BUSINESSES
- DENSE RESIDENTIAL NEIGHBORHOODS WITHIN MINUTES
- GROWING AREA WITH STRONG DEMOGRAPHICS AND CONSUMER DEMAND
- TRUE NNN LEASE – HASSLE-FREE OWNERSHIP
- LONG-TERM TENANT WITH MULTIPLE OPTION PERIODS
- EXCELLENT LOCATION FOR CONSISTENT CUSTOMER TRAFFIC

EXCLUSIVELY LISTED BY:

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