



4180 Kitsap Way

BREMERTON, WA

AC AYERS
COMMERCIAL
GROUP

THE OFFERING ———

MOVE-IN READY RESTAURANT

Sale Price: \$1,228,200

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

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





SITE





SITE



SITE



JEFF AYERS
OWNER | DESIGNATED BROKER
425.275.2406

jeff@ayerscommercialgroup.com