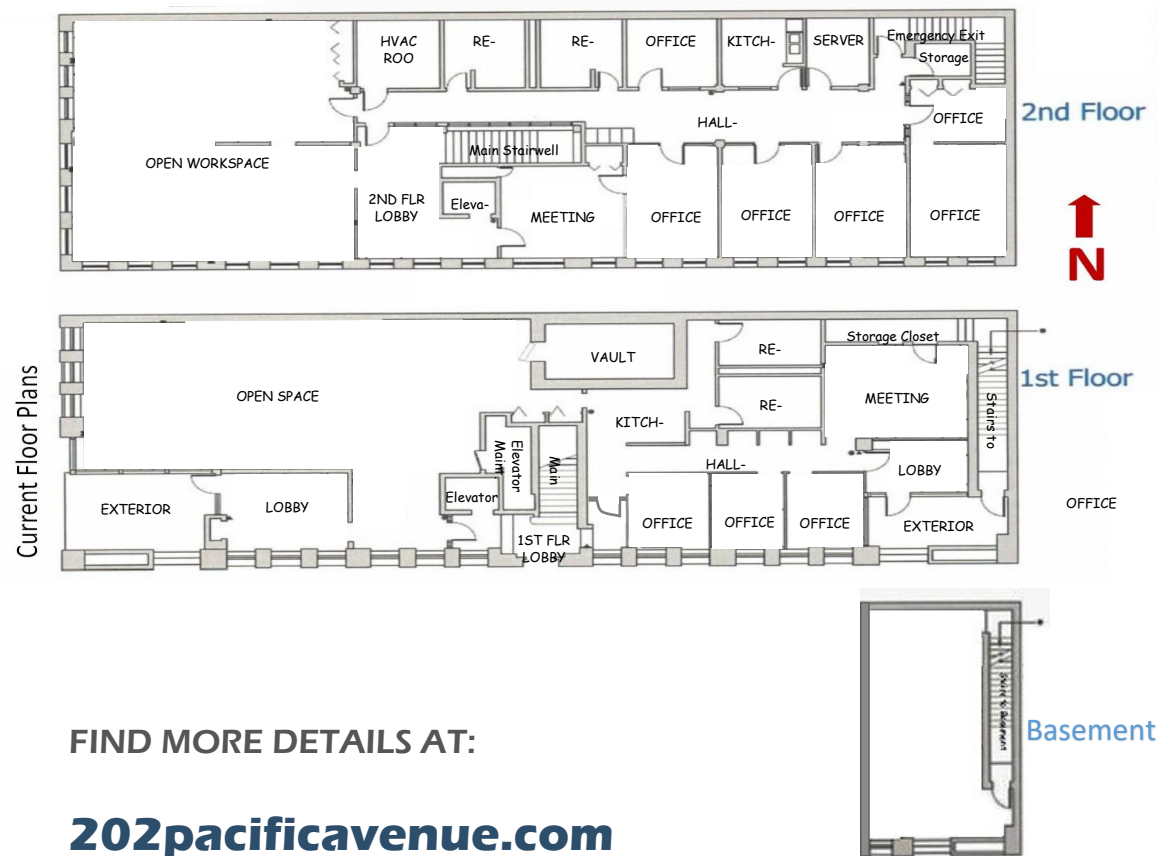


A Space to Fit Your Needs...



FIND MORE DETAILS AT:

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Kitsap, an option to consider...



Bremerton Trust & Savings Building

202 Pacific Avenue, Bremerton, Washington

10,000 sq. ft. for Sale at

An Affordable \$1,450,000

(Owners are open to financing up to \$250,000)

ALSO AVAILABLE TO LEASE AT \$15 A SQUARE FOOT TRIPLE NET

This is a Well Maintained Commercial Building



Originally home to Bremerton Trust & Savings this historic building was built in 1916. The Building is a concrete and masonry structure with a beautiful terracotta tile upper facade with friezes.



In 1978, Olympic Savings & Loan remodeled the entire interior of the building, including seismic upgrades, and added the brick façade to the interior/exterior walls.

A 1998 remodel was completed by the current owners to convert the interior to a single tenant office

building and included new floor coverings; new appliances; lighting upgrades; and plumbing upgrades.

In 2009, the terracotta tile façade was cleaned, caulked, resealed and painted with a rubberized latex paint. It was re-caulked and the paint touched up again in 2018.

In 2010, the entire composition roof was replaced with a membrane roofing system and all the flashing replaced; the exterior HVAC units were replaced, interior units upgraded and an electronic thermostat system installed; and interior painting and trim work was updated.

In 2011, the 2nd floor kitchen was remodeled and upgraded and a 1st floor kitchen was added.

In 2013, a major overhaul of the elevator hydraulics was completed.



Great Location in Downtown Bremerton:



Inside Hub and Opportunity Zones

The Building is in downtown Bremerton. It is a block from a main entrance to the Puget Sound Naval Shipyard with its 13,000+ civilian employees. It is a short walk to the Bremerton Transportation Center with terminals for the WSDOT Auto Ferries and Kitsap Transit Passenger Only Fast Ferries to Seattle; the Kitsap Transit Passenger Ferry to Port Orchard; and the Kitsap Transit Bus System Terminal.

It's a short walk to the Kitsap Conference Center; Hampton Inn & Suites; Anthony's Waterfront Restaurant; Starbuck's Coffee; Harborside Market; and several outdoor public spaces.

The Building is within blocks of multiple restaurants, the Admiral Theater, movie cinemas, boutique retail shops, art galleries and sports bars. It is adjacent on two sides to a parking garage. There is also street parking the length of the Building on Second Street.

Many of the Building's large windows have views of the water, mountains or nearby parks and face south and west for great natural light.

