

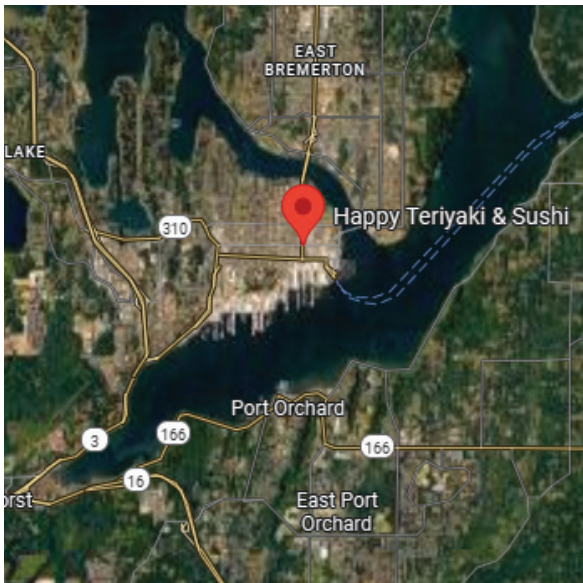
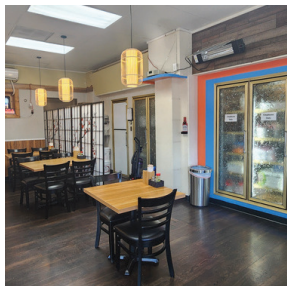


# FOR SALE

844 6<sup>th</sup> 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: .....

JAE AN  
206-200-6111  
JAN@MADISONBAYCRE.COM

TED WINSKILL  
425-681-9006  
TWINSKILL@MADISONBAYCRE.COM

**MADISON BAY**  
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