

**YATES
WOOD**

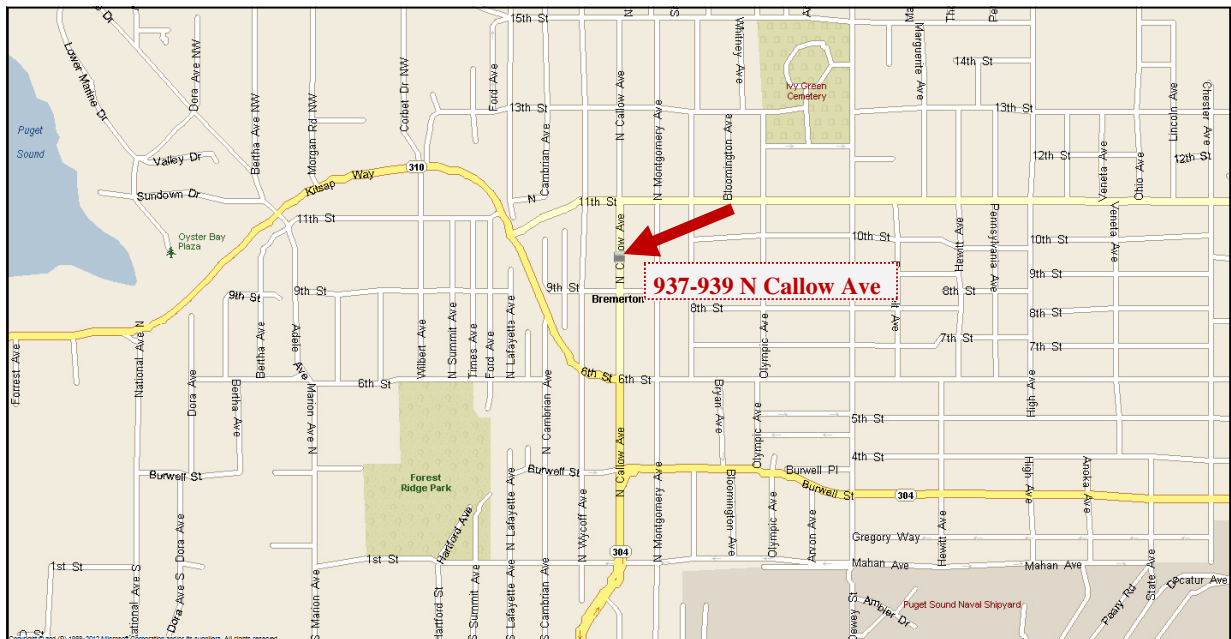
**BROKERAGE
& PROPERTY
MANAGEMENT**

**Bremerton Commercial Building
937 - 939 N Callow Avenue
Bremerton, WA 98312**

Since 1944



FOR SALE AT \$495,000



Dennis Counts
(206) 268-3312
dcounts@yateswood.com

Ellen Mohl
(206) 268-3311
ellenmohl@yateswood.com

The information contained herein has been given to YW&M by the owners or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee information contained herein.

Yates, Wood & MacDonald, Inc.
425 Pontius Ave N Suite 203, Seattle, WA 98109
p 206 268 3300 f 206 268 3330 www.yateswood.com

EXECUTIVE SUMMARY**Brief Description of the Property**

Building size:	Street Level	5,400 sq.ft.
	Basement level	5,400 sq.ft.
Land Size:	17,859 sq.ft.	
Zoning:	DCC – District Central Core	
Location:	Corner of Callow Avenue and 11 th Street Across Callow Ave. from a Safeway store	
Access:	Two curb cuts off of Callow Alley access	
Loading Dock:	On north side of the building.	
Signage:	Pole sign & building signage	
Year Built:	1954	
Construction type:	Masonry	
Roof:	New 2010	
Building Layout:	Currently the street level is divided into two retail bays, with a common area for restrooms and a loading area. Basement is accessed via a drive-in door and a personnel door off of the alley. There are interior stairs between the floors.	



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EXECUTIVE SUMMARY

Assessed Valuation & Taxes

2013 Assessed Valuation and Taxes (2 tax parcels)

Parcel	3735 022 001 0009	3735 022 005 0005
Land	\$167,350	\$72,590
Improvements	<u>\$295,700</u>	<u>\$ 6,630</u>
Total	\$463,050	\$79,220
Real Estate Taxes	\$6,347.16	\$1,087.54

Sale Price: **\$495,000.00**
All cash at closing

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LEGAL DESCRIPTION

For APN/Parcel ID(s): 3735-022-001-0009

Lots 1, 2, 3 and 4, Block 22, Third Addition to Charleston, according to the plat thereof, recorded in Volume 4 of Plats, Page 67, records of Kitsap County, Washington;

Except that portion of Lot 1, described as follows:

Beginning at the Northeast corner of said Lot 1;

thence South 15 feet along the East line of said Lot 1;

thence Northwesterly along a straight line to a point on the North line of said Lot 1, said point being 15 feet West of the point of beginning;

thence East 15 feet along the North line of said Lot 1 to the point of beginning;

For APN/Parcel ID(s): 3735-022-005-0005

Lots 5 and 6, Block 22, Third Addition to Charleston, as per Plat recorded in Volume 4 of Plats, Page 67, in Kitsap County, Washington;