

## LOCATION MAP



FOR SALE

# Navy Yard City Small Bay Opportunity

3701 G St, Bremerton, WA

**\$365,000**

2,100 SQ FT | INDUSTRIAL OFFICE

\$173.81/SF | 7,405 SQ FT LOT

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## AREA DEMOGRAPHICS

	1-Mile	3-Mile
Population	12,450	58,320
Med. Age	38.2	37.5
Avg. HH Income	\$62,540	\$68,210
Households	5,120	24,680
Est. Daily Traffic Count: 8,200 vehicles		

 **Windermere**  
COMMERCIAL

## PROPERTY HIGHLIGHTS

- Clear separation of office and warehouse space
- Ample on-site parking for employees and customers
- Quick access to major arterials and shipyard
- Flexible configuration for owner-users or tenants
- Established industrial corridor location



## PROPERTY OVERVIEW



Prime small-bay warehouse opportunity at 3701 W G St in Bremerton, offering a highly functional layout ideal for a wide range of industrial, service, or contractor uses. The property features approximately 986 SF of warehouse space paired with 1,141 SF of well-appointed office space, providing a rare balance of operations and administrative functionality in one efficient footprint.

Situated on a 7,405 SF lot, the site benefits from ample on-site parking and easy access for employees, customers, and deliveries.

## KEY DETAILS

List Price	\$365,000
Price Per SF	\$173.81
Total SF	2,100
Warehouse	986 SF
Office	1,141 SF
Lot Size	7,405 SF
Primary Use	Industrial
Secondary Use	Office
Vacant	Yes
RE Taxes (2025)	\$1,630
Listing ID	45077543