

**COMMERCIAL BLDG  
10705 SILVERDALE WAY**

SILVERDALE, WA 98383

**BUILDING FOR SALE**

**\$4,350,000**

**SELLER FINANCING AVAILABLE**



**JCM**  
SILVERDALE, WA  
9351 Bayshore DR NW

CALL FOR AN APPOINTMENT

+360-620-5300

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STARBUCKS DRIVE-THRU



CURRENT TENANTS



**FOR SALE**

## ABOUT THIS PROPERTY:

This multi-level commercial building has 14,404 SF space on 43,560 SF of land with multiple business areas/established tenants located in the center of Silverdale. This building is complete with an established drive-thru, outdoor patio area, lots of parking, fire sprinklers and an elevator to the upper level and multiple street level entrances. Originally built in 1987 but went through a remodel in 2016.

There are currently 4 active business tenants: Starbucks (drive-thru) leased through 2033 with one option; Insurance leased through 2026 with 2-5 yr options; Gov't Contractor leased through 2027 & Hot Yoga Studio leased through 2028. Financial Analysis- 2025 expiration.

Net Rent is \$210,000 and is based on useable SF not net rentable. The current rentable SF is 11,264.

**Price is \$4,350,000, \$302/building SF and a 4.8 CAP**

This property is zoned for Regional Centers.





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**Business ownership Opportunity in Silverdale, WA!** Lots of retail & shopping nearby, restaurants and fast food in every direction, YMCA up the road, Starbucks established in the building, Kitsap Mall with Dick's Sporting Goods, Kohl's, Barnes & Noble; Costco, Trader Joe's, Winco & Safeway nearby for grocery.

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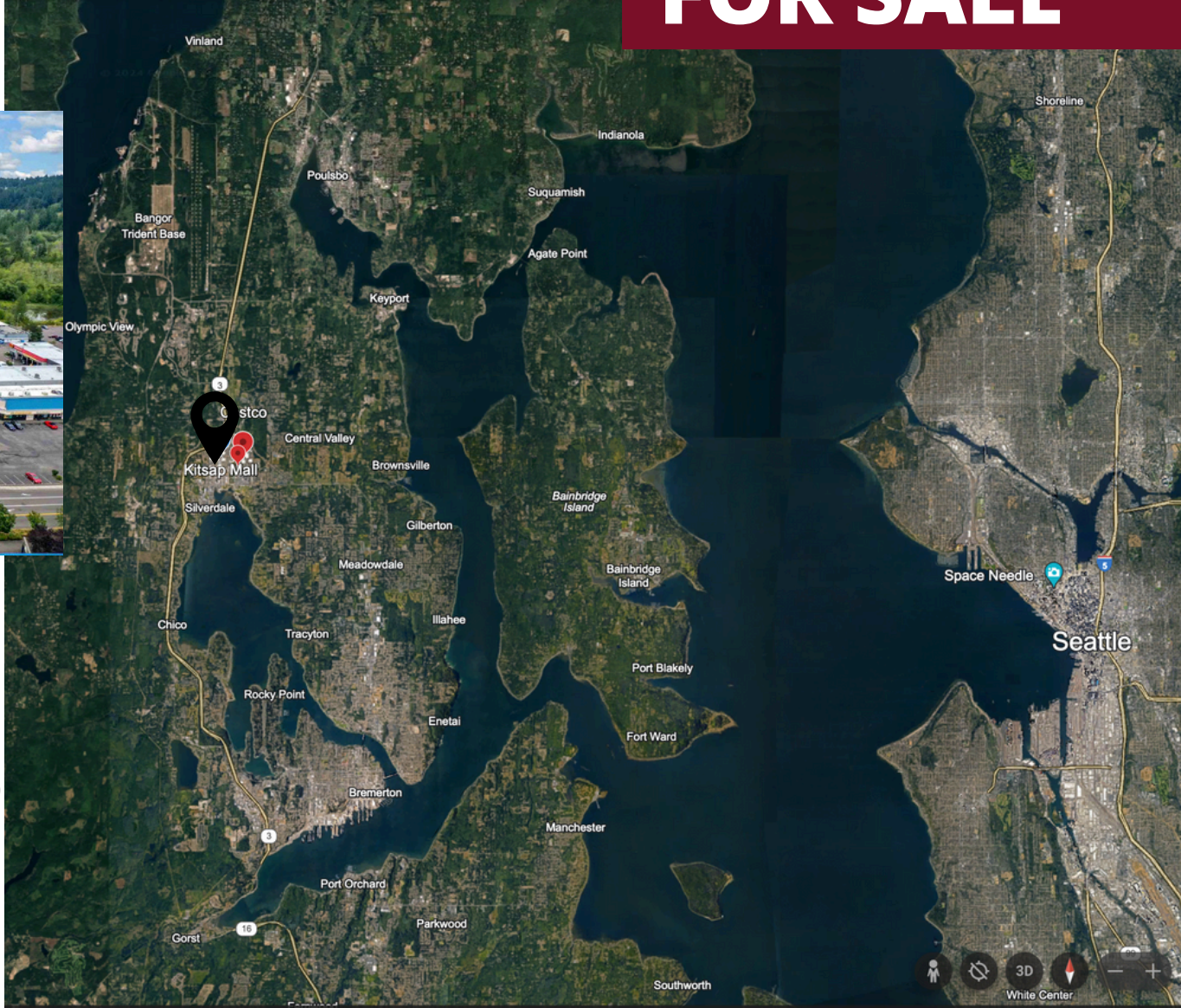
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## EASY ACCESS:

- ✔ State HWY 3 Entrances: N to Bainbridge Island (Ferry to Downtown Seattle)/Kingston (Ferry to Edmonds) & S to Bremerton (Ferry)
- ✔ Across from Kitsap Mall
- ✔ Nearby to The Trails Retail Complex
- ✔ Nearby to Naval Base Kitsap/Bangor

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