COMMERCIAL PROPERTY
4701 AUTO CENTER BLVD
BREMERTON, WA 98312

PROPERTY FOR SALE



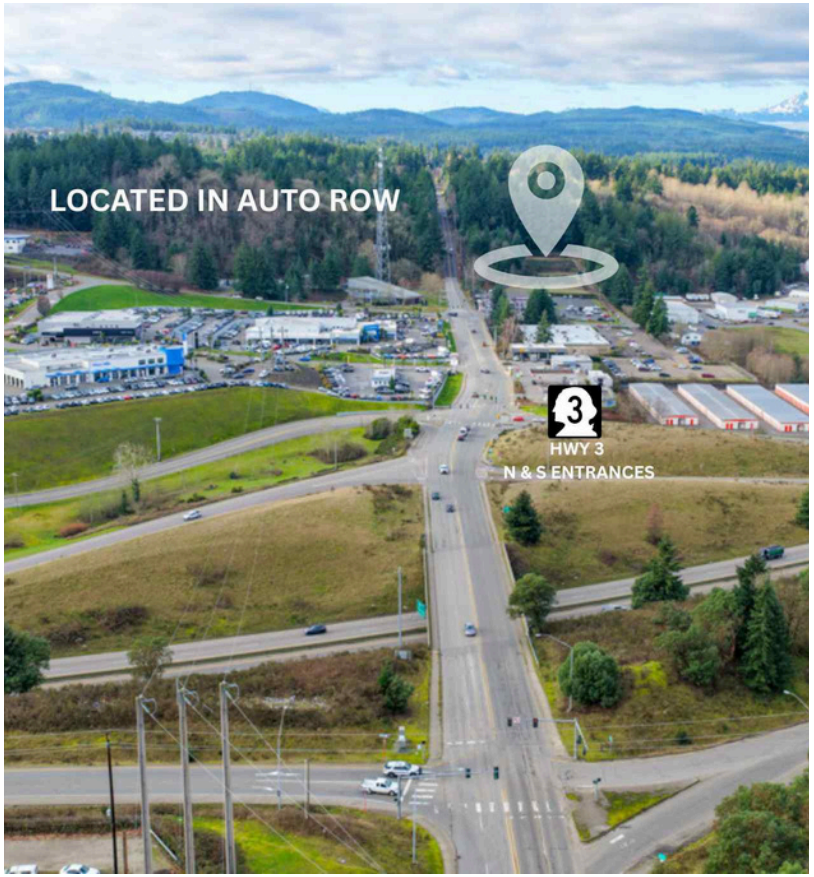
CLICK HERE FOR VIDEO

$2,750,000

JCM
SILVERDALE, WA
9351 Bayshore DR NW

CALL FOR AN APPOINTMENT

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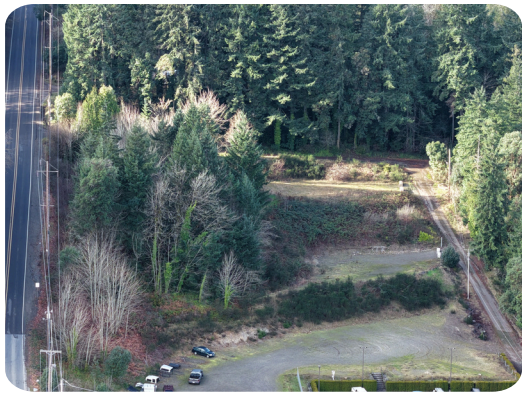




ZONED: FREEWAY CORRIDOR (FC)





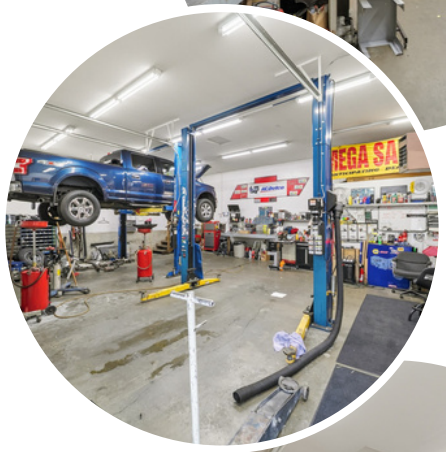


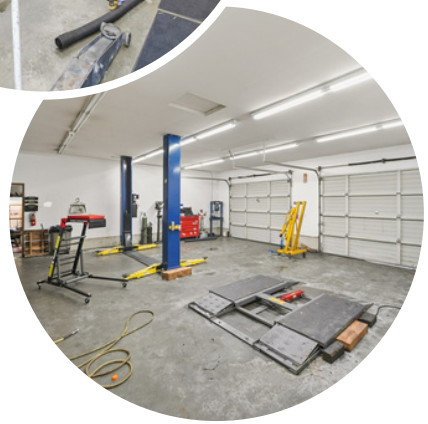












FOR SALE



ABOUT THIS PROPERTY:

This prime Auto Row commercial site with **exceptional highway 3 visibility** is located at the key freeway **intersection of Werner Rd & Auto Center Blvd**, at the hwy 3 exit. Just **minutes from Puget Sound Naval Shipyard**, about **10 minutes from the Bremerton National Airport,** and **in the hub of Auto Row**. This property is **zoned Freeway Corridor (FC)** which supports high-exposure, auto-oriented commercial operations and **guarantees high visibility** for any established businesses.

This multi-parcel lot has approximately **4.5 acres +/-** of Buildings, parking, shops, storage and additional land. The total lot size is approximately 187,000- 77,000SF for the car lot and buildings and about 110,000 SF of outside storage. There is a 3625 SF 2 story Main building (currently home to Truck Town, a used vehicle dealership serving Bremerton and surrounding areas). **Truck Town business sold separately.**
There is a total of 13 offices/storage rooms, a break room/conference room with a kitchen, and 3 restrooms.

Auto Center Blvd is a destination corridor for automotive and service needs — retail that captures this audience (e.g., parts, accessories, fast food, quick service) benefit strongly from foot/drive-by traffic. The **estimated traffic count is upwards of ~63,500 vehicles per day** at the WA-3 corridor near Auto Center Blvd/Washington State Route intersections.

Potential Uses could include 100,000 SF & lay down space for a Contractor, or it could be developed into an Auto Support Center with related Auto Service buildings.

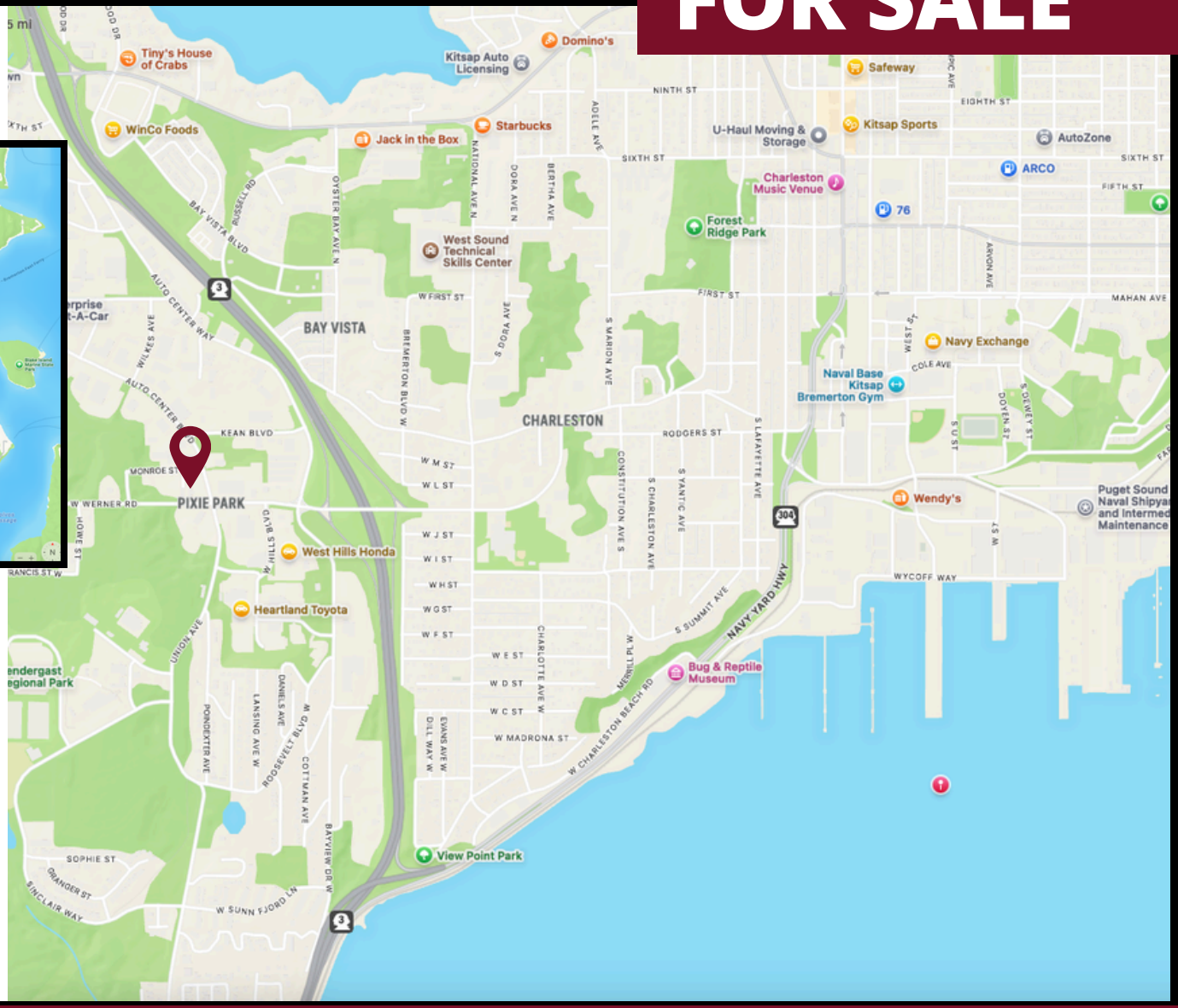
$2,750,000

COMMERCIAL PROPERTY FOR SALE
4701 AUTO CENTER BLVD

BREMERTON, WA 98312

FOR SALE





EASY ACCESS:

- State HWY 3 N & S Entrances
- 7 nearby housing communities
- Located in Auto Row
- Near PSNS & Downtown Bremerton
- 9 Miles to Bremerton National Airport
- Keyport & Bangor Nearby Military Bases

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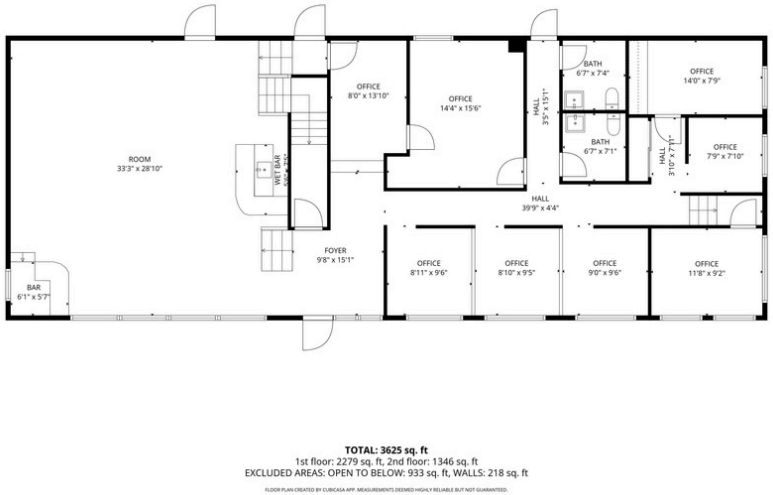
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LOWER FLOOR PLAN
4701 AUTO CENTER BLVD
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FOR SALE

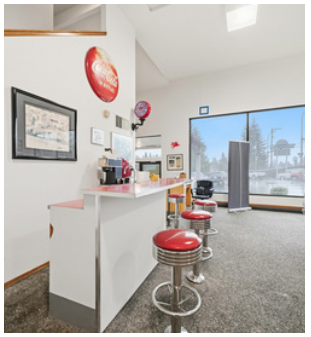
FIRST FLOOR: 2279 SF

- High Ceilings
- Garage door to Outside Space
- 2 ADA Restrooms
- Show Room & Offices
- Built in Wet Bar



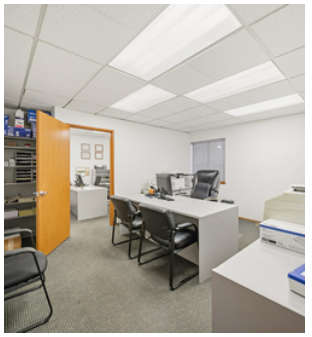
TOTAL: 3625 sq. ft
1st floor: 2279 sq. ft, 2nd floor: 1346 sq. ft
EXCLUDED AREAS: OPEN TO BELOW: 933 sq. ft, WALLS: 218 sq. ft















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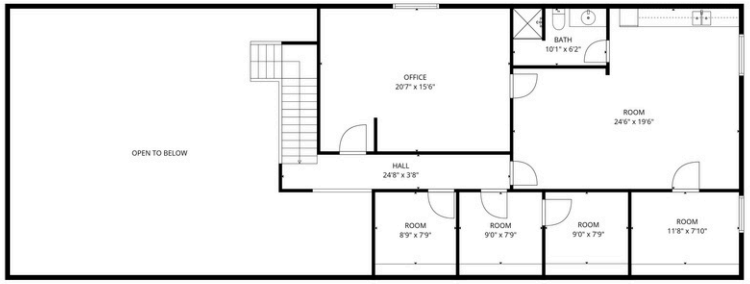
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UPPER FLOOR PLAN
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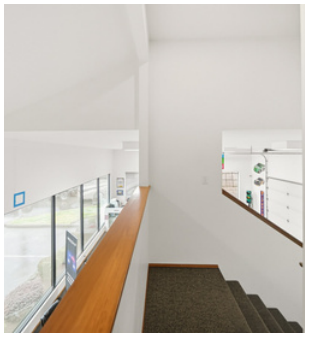
SECOND FLOOR: 1346 SF

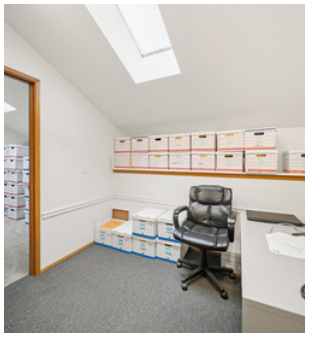
- Open to main level
- Large Office Space
- Restroom w/Shower
- Break room with Kitchen space
- 4 Offices/Storage Rooms



TOTAL: 3625 sq. ft
1st floor: 2279 sq. ft, 2nd floor: 1346 sq. ft
EXCLUDED AREAS: OPEN TO BELOW: 933 sq. ft, WALLS: 218 sq. ft















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SITE PLAN

JCM SILVERDALE, WA

Potential USE:
Fueling Station & Convenience store

64,000 ADT



POPULATION

Distance	Male	Female	Total
1 Mile	1,122	1,109	2,230
3 Mile	12,358	10,441	22,799
5 Mile	28,162	25,594	53,756



