

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. New HVAC units installed 2025.

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- 2028 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 5.0 CAP

This property is zoned for Regional Centers.



10705 SILVERDALE WAY

FOR SALE

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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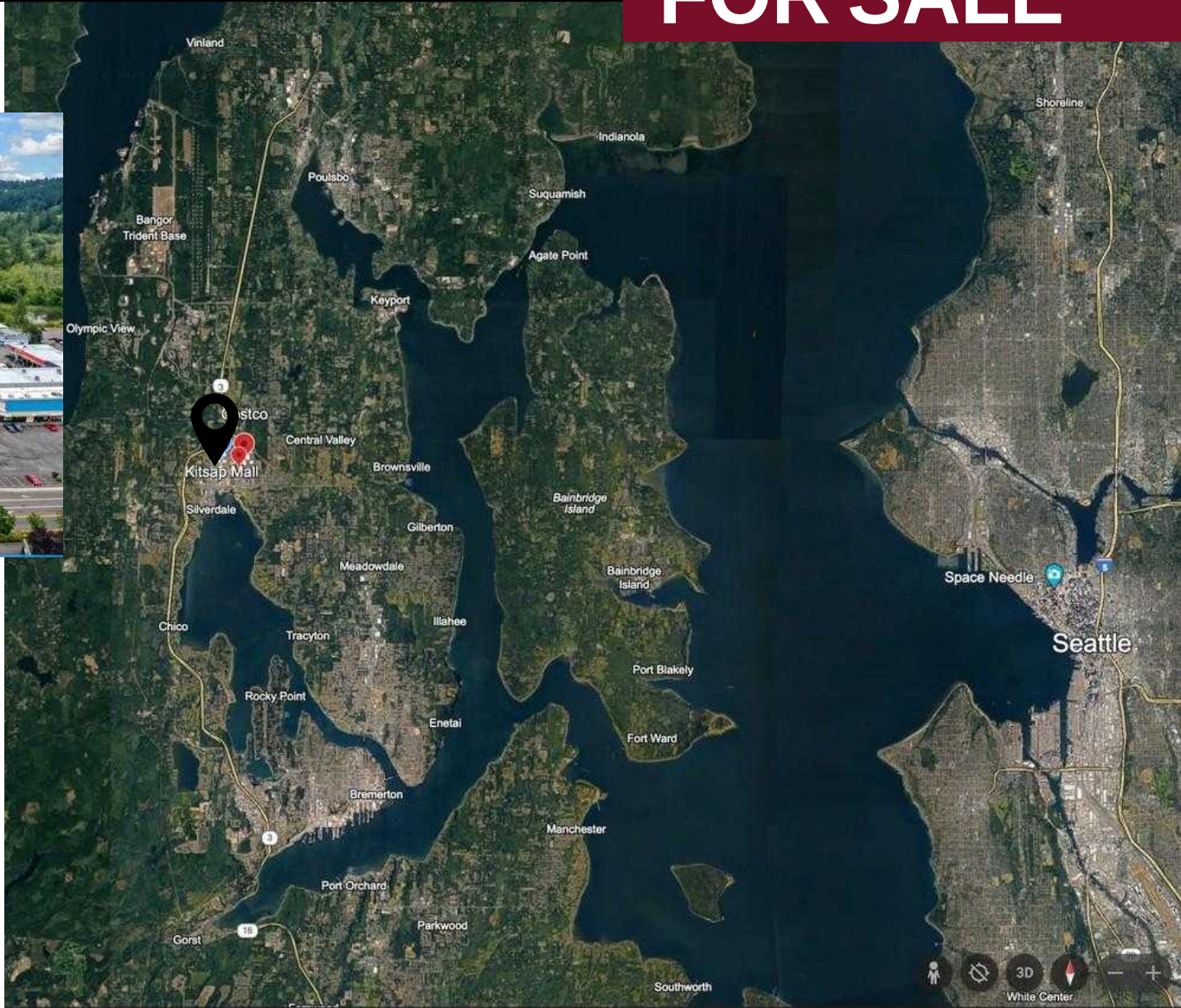
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FOR SALE



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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