



# 114 S Lafayette Ave Bremerton, WA 98312



## Property Overview

Versatile, legally recognized duplex offering expansive square footage and strong income potential. Ideal for investors or owner-occupants seeking flexibility, space, and a prime commuter location.

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## Property Highlights

- Duplex (2 units: left + right)
  - Each unit features:
    - 2 bedrooms
    - 1.75 bathrooms
    - Multi-level living
    - Large decks with city views
  - Enclosed sunrooms included as interior living space
  - Recent updates: new paint and carpet in lower unit (112)
  - Sold as-is
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## Square Footage Breakdown (Approx.)

### Total Square Footage (All Levels, No Garage)

- 7,700 sq ft

### Finished Square Footage

- 5,700 sq ft
- Includes both units, all main living levels, and enclosed sunrooms

### Unfinished Square Footage

- 2,000 sq ft
- Includes sub-basement and unfinished basement areas

### Garage Square Footage (Not Included Above)

- 975 sq ft

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## **Parking & Garage**

- Oversized 5-car garage
- 4 additional exterior parking spaces directly in front of property

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## **Location & Accessibility**

- Steps from PSNS (Puget Sound Naval Shipyard)
- Convenient freeway access
- Easy access to ferry for commuting

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## **Investment Potential**

- Strong rental income opportunity
- Flexible layout for multi-generational living or house-hacking
- Significant unfinished space for potential value-add
- Highly desirable location for tenants and commuters