

56

Wawaloam Drive



BLOCK ISLAND SOUND

WESTERLY TOWN BEACH

FENWAY BEACH

executive summary

Exclusive waterfront property in Westerly, RI

CBRE, Inc is pleased to market 56 Wawaloam Drive, Westerly, Rhode Island. The property sits at the corner of Wawaloam Drive and Noyes Neck overlooking the Atlantic Ocean, Long Island Sound and Block Island Sound. The property is located on parcel 157-53. The property is triangular in shape and is 0.27 acres of land with a 1,692 square foot building, originally built in 1960. There is also a generator on site.

This property is being marketed in AS IS condition. Interested parties should register their interest with Andrew Galvin at andrew.galvin@cbre.com

Any questions can be addressed to Andrew Galvin at andrew.galvin@cbre.com

Dates for a potential site visits will be made available to qualified registered parties.

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



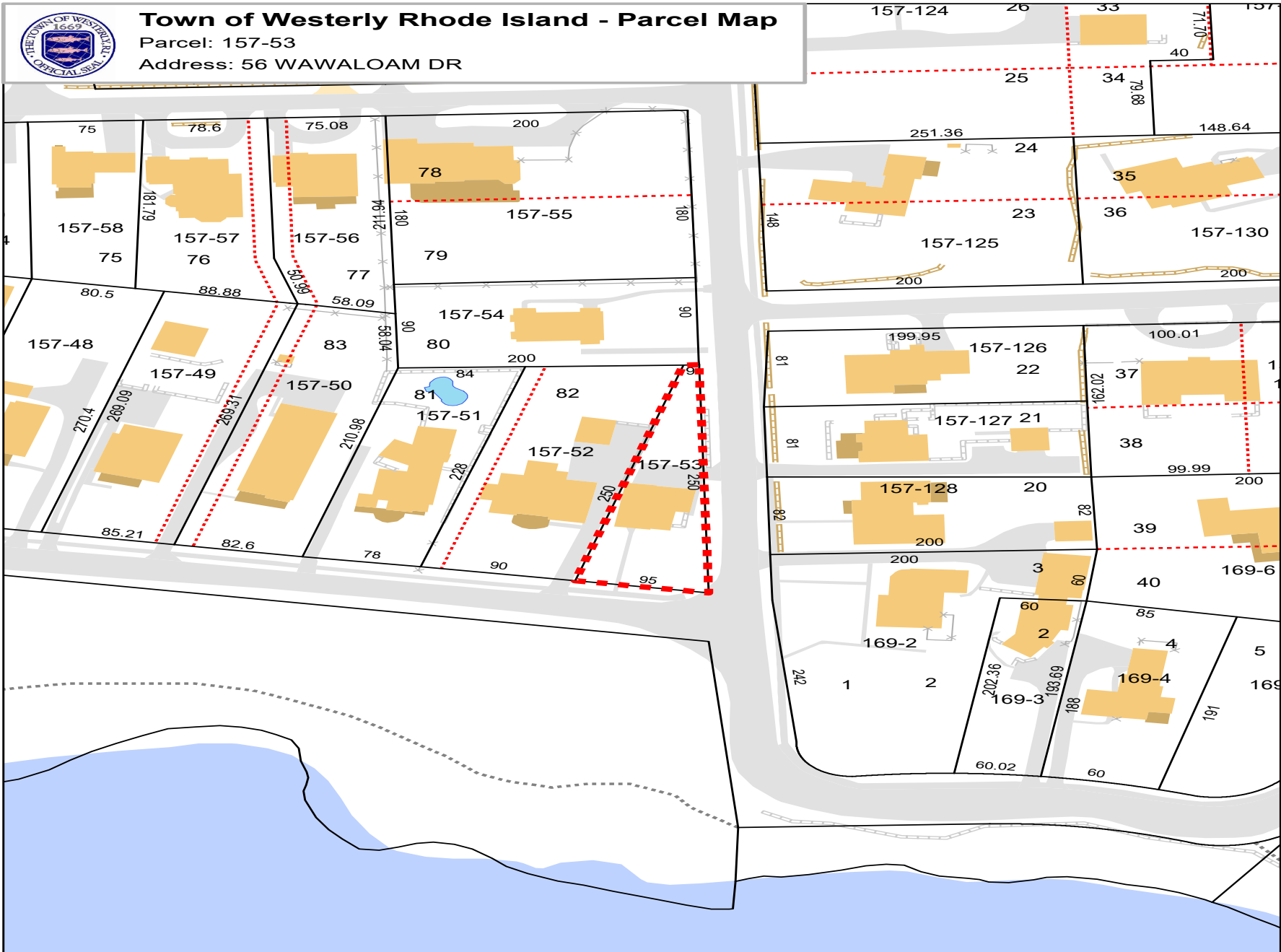
HIGHLIGHTS

Land	0.27 acres
Building SF	1,692
Year Built	1960
Zoning	R30
Construction Type	Brick/Masonry
Assessed Value Improvements	\$51,300
Assessed Value Land	\$2,108,200
Total Assessed Value	\$2,159,500



56
Wawaloam
Drive Road

site map



Approximate Scale: 1 inch = 100 feet
0 50 100 150 200 Feet

Map Produced: May 2024
Grand List: 2023

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Westerly and its mapping contractors assume no legal responsibility for the information contained herein.



WEEKAPAUG INN

WEEKAPAUG YACHT CLUB

NINIGRET AVENUE

NOYES NECK ROAD

WAWALOAM DRIVE

56

Wawaloam Drive

INVESTMENT CONTACTS

ANDREW GALVIN

Senior Vice President

+1 401 330 1915

andrew.galvin@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE