

## 1175 Post Rd

1175 Post Rd, Warwick, RI 02888



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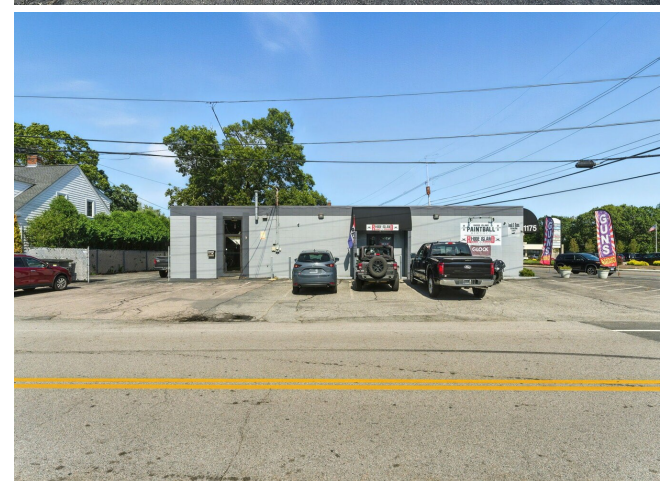


# 1175 Post Rd

\$599,900

For Sale: Prime Commercial Property at 1175 Post Rd, Warwick, RI! This 4,600 sq ft, 3-unit cinder block building sits on a high-traffic corner lot with a traffic signal, ensuring maximum visibility. Features 13 striped parking spaces, with room for more in the rear, and two curb cuts with asphalt completely surrounding the building for excellent drive-through potential. The well-maintained building boasts new exterior paint, a new awning, and illuminated signage. Includes a 3,000 sq ft basement with steel infrastructure and good ceiling heights. Equipped with a fire alarm connected to a central station, security cameras, and concrete posts for protection. One 8'W x 10'H garage door accesses the storage area. Approximately 2500dsq' vacant at closing. **\*\*Owner financing is available\*\*** Don't miss this opportunity to own a versatile property with endless potential in a bustling location! Contact us today for details....

- High Traffic Intersection
- Corner Lot
- 3 Units



Price:	\$599,900
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.38 AC
Gross Building Area:	4,700 SF
No. Stories:	1
Year Built:	1961
Tenancy:	Multi
Parking Ratio:	15/1,000 SF
Zoning Description:	GB
APN / Parcel ID:	WARW-000296-000187-000000
Walk Score ®:	71 (Very Walkable)
Transit Score ®:	39 (Some Transit)

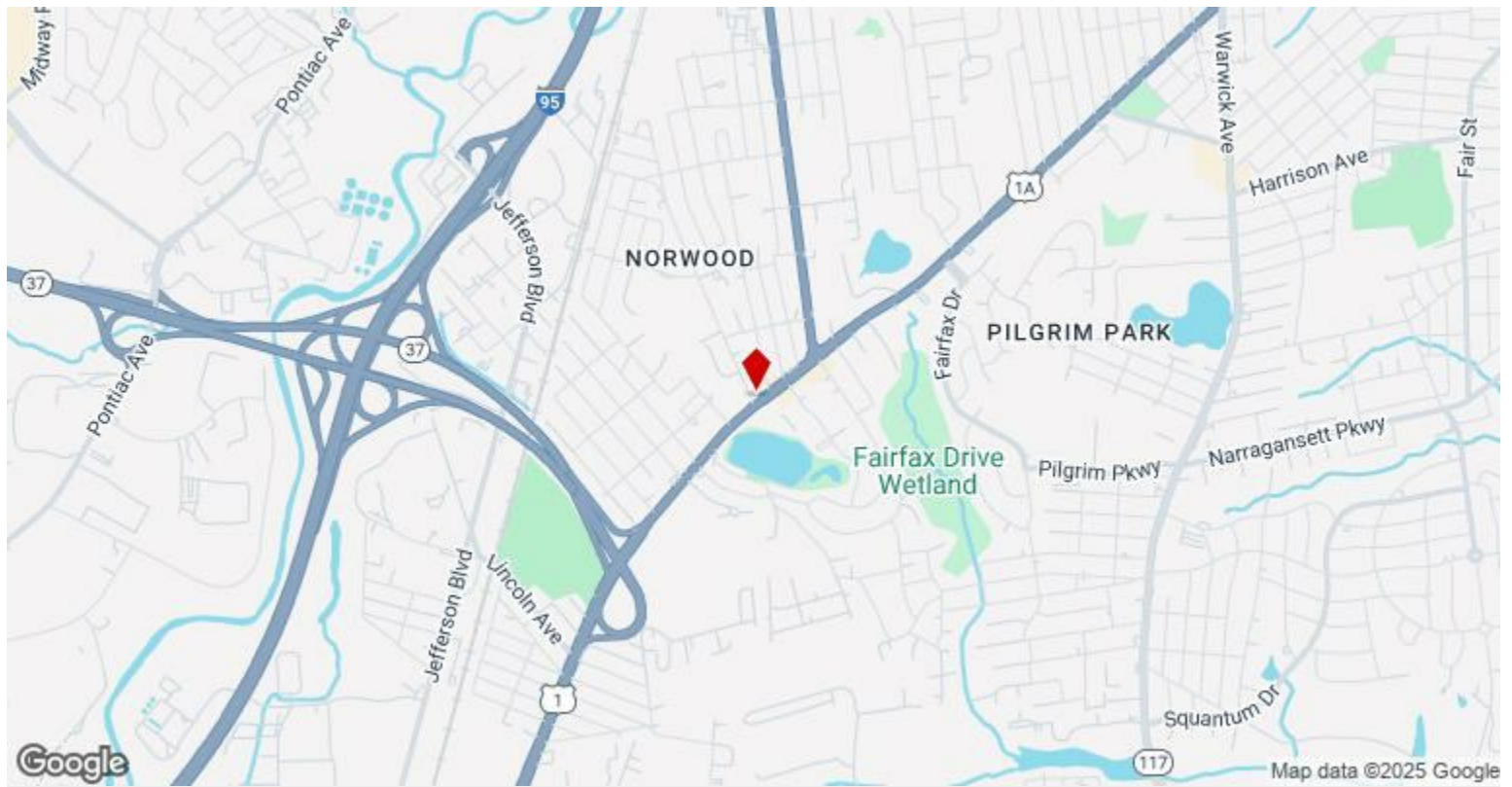
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Home Window Services	-	
Metro Window Inc	-	
Permanent Makeup By Sherri	-	
Rhode Island Guns & Ammo	-	





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## Property Photos





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