

REDEVELOPMENT SITE FOR SALE



2.42 ACRE CORNER LOT

581-585 Metacom Avenue, Warren, RI 02885

MICHAEL VOLPE

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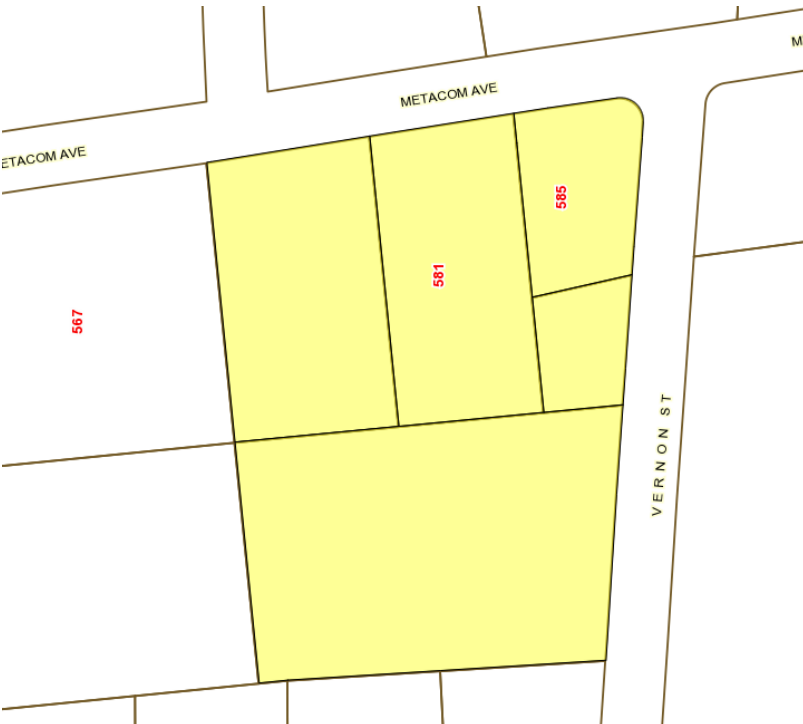
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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Rare opportunity on Metacom Avenue (Route 136) in Warren, RI. 2.42 acre lot at a corner with a traffic light for re-development. Ideal for restaurant with drive-thru, bank, retail shopping center or possibly fuel station with C-store. Daily traffic count of approximately 22,000. Beautiful piece of flat land with all utilities including gas, electric, water and sewer.

LOCATION DESCRIPTION

Located on Metacom Avenue at the corner of Vernon Street at a traffic light. The property is situated in a busy trade area and in close proximity to restaurants and shopping. It is minutes from I-195 and has great street visibility and access.

PROPERTY HIGHLIGHTS

- 2.42 acre corner lot with Traffic Light
- 280 Feet of frontage on Metacom Avenue (Route 136)
- 3 Curb Cuts (2 on Metacom Avenue & 1 on Vernon Street)
- Potential Veterinary Hospital as a tenant
- 22,000+ CPD
- Flat Land with all utilities (Gas, Electric, Water & Sewer)

OFFERING SUMMARY

Sale Price:	\$2,750,000
Lot Size:	2.42 Acres
Zoning:	Business Commercial
Taxes:	\$20,514

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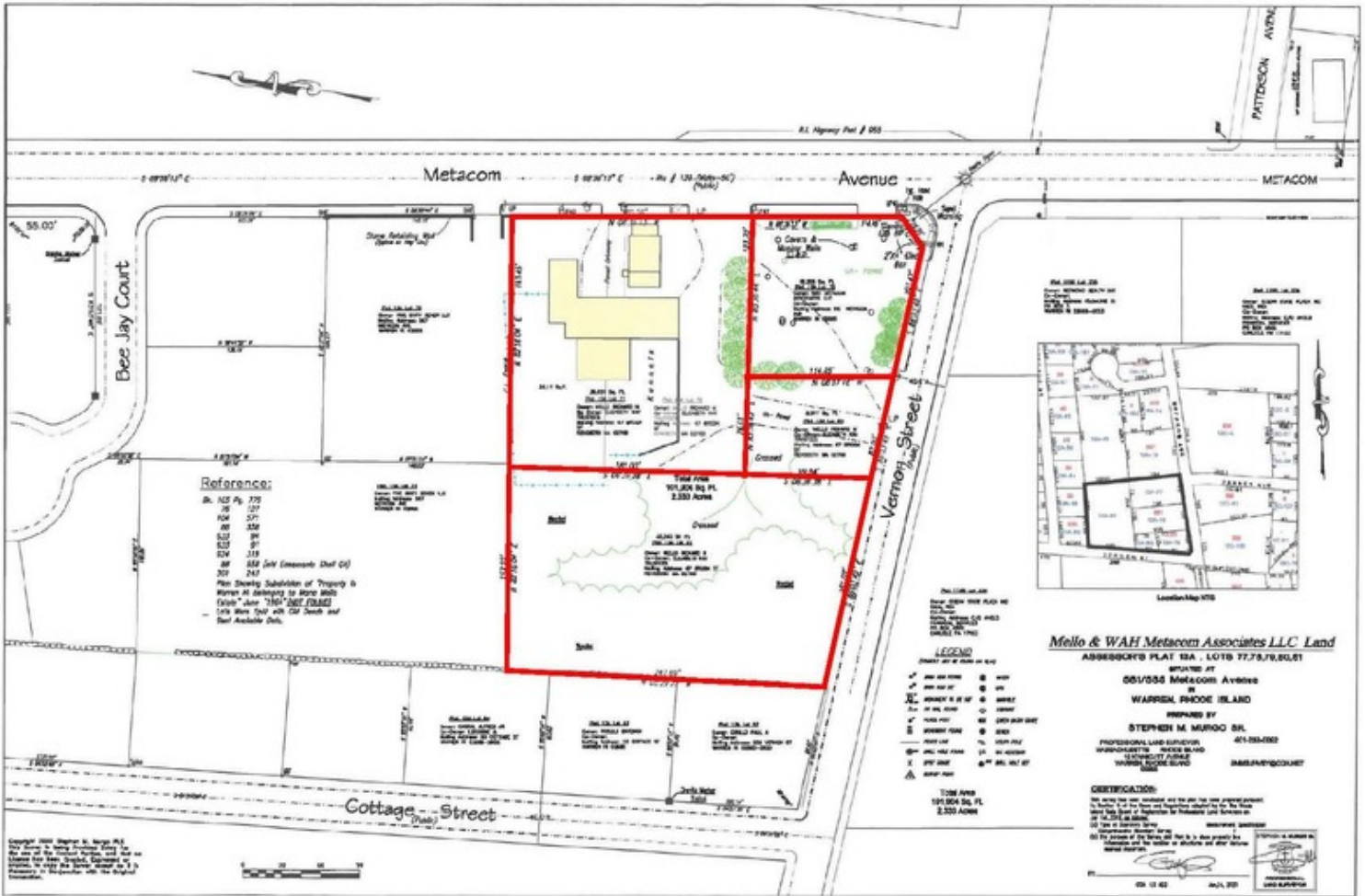
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SITE PLAN



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RETAILER MAP



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