

Commercial/Business - Commercial Sale - MLS # 1422877 - Active**53 Providence Street, West Warwick, RI 02893**

RE Taxes/Yr: **\$24,000 / 2025** List/Lease Pr: **\$2,650,000.00**
 Exempt Inc: **No** Original LP: **\$2,650,000.00**
 Assessment: **\$895,500** DOM: **1**
 Year Built: **1974** Condo Y/N: **n**
 Yrs Established: **52**
 Use Type: **Commercial**
 Type: **Accounting, Administrative and Support, Advertising, Animal Grooming, Arts and Entertainment, Athletic, Bakery, Bar/Tavern/Lounge, Barber/Beauty, Beauty Service, Books/Cards/Stationary, Candy/Cookie, Clothing, Commercial, Community Center, Computer, Mixed Use**

Public Rems:

PRIME INCOME-PRODUCING COMMERCIAL ASSET — An exceptional opportunity to acquire a fully occupied 8-unit commercial property generating over \$200,000 in annual gross revenue. Offered at \$2.65 million, this stabilized asset provides immediate income from day one with an established tenant base and compelling long-term investment potential. Strategically positioned near the Route 2 commercial corridor in Warwick and convenient to Downtown West Warwick, the property benefits from strong traffic exposure, excellent accessibility, and proximity to major roadways, businesses, shopping, and surrounding amenities. Ample on-site parking further strengthens tenant and customer convenience. With 100% occupancy, substantial existing revenue, and a highly accessible commercial location, this property presents investors with an opportunity to acquire a performing asset with strong cash-flow characteristics and future appreciation potential.

General Information

Building Name: **Houle Plaza** Business Name:
 Franchise Y/N: **No** Franchise Name:
 Divisible Y/N: **Yes** Freestanding Y/N:
 Possible Use: **Commercial, Investment, Medical/Dental, Mini-Storage, Mixed Use, Office**
 Under Construction: **No** Leased Land: **No** Short Sale: **No** Adult Comm:
 Subsidized Housing: **No** REO Bank Owned: **No** Zoning: **B** RE Lic Owner: **No**
 Elevation Cert: **No** Loma: **No** Time Share: Historic: **None**

Units

Unit	# Units	Total SqFt	Total Rent	Ceiling	Date Avail	Floor	Status
Other	1	1,800	\$3,000				
Warehouse	1	3,000	\$2,600				
Office	1	1,030	\$1,600				
Other	1	1,030	\$1,500				
Other	1	1,030	\$1,500				
Other	1	1,600	\$2,900				
Other	1	1,500	\$2,100				
Other	1	1,500	\$2,100				
Office	1	1,030	\$1,500				
Totals	9	13,520	\$18,800				

Building / Site / Utilities

Assessor Lot: **0134** Assessor Block: Assessor Plat: **017**
 Area Source: Apx Lot SqFt: **33,106** Basement:
 Bldg Area Total: **13,520** Elev/Escal Type:
 Non-Garage Spcs: **18** Parking Total: Story: **1** Furnished Y/N: **Yes**
 Ceiling Height: **9-12 Ft, 12-15 Ft** Site Acres: **0.76** Loading Door: **11-14 Ft** Stories Total: **1**
 Foundation Type: **Concrete** Fndtn L x W: Building: **Masonry**
 Road: **Black Tar**
 Location: **Downtown, Strip Store**
 Electric: **Individual Meter**
 Water Supply: **Connected**
 Sewer: **Connected**
 Heating System: **Gas Connected** Subject To:
 Cooling: **Central Air** Laundry: **Off Site**
 Present Use: Utilities: **Electric, Gas**
 Have: Gas: **Connected**
 Comm Amenities: **Business Center, Restaurant(s)**
 Near: **Bus, Highway Access, Public School, Restaurants, Schools, Shopping**

Financial

Cap Rate: Existing Lease Type: **Net** PL Statement: **Yes**
 Owner Exp: Financial Data Source: **Accountant** Owners Gross Incc
 Labor Info: Leasable Area: Lease Expiration:
 Lease Assignable: **Yes** Lease Considered: **Yes** Net Operating Incc
 Lease Renewal Op: **Yes** Min Space Lease:
 Vacancy Rate: **10%**
 Owner Pays: **Insurance, Snow Removal, Taxes**
 Tenant Pays: **All Expenses**

Def Show:	No		
Show Instruct:	24 hrs notice for showing . Text or call Theary Alves (401)481-1248 Esther Denette at (401)742-0744		
List Agent:	13546	LA Phone:	401-481-1248
LA Name:	Theary Alves	LA Email:	talves@kw.com
List Office:	KELW02	LO Phone:	401-845-9200
LO Name:	Keller Williams Coastal		
List Date:		Entry Only:	Yes
Expire Date:		Sign on Prop:	No
Contract Date:		Limited Service:	Yes
Occupancy:	Mo. to Mo.		
Terms Available:	Will Lease		
Listing Contract:	Exclusive Right to Sell		

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Agent Partial