

TURNKEY RESTAURANT AND REAL ESATE FOR SALE



WESS' RIB HOUSE - TURNKEY RESTAURANT AND PROPERTY FOR SALE

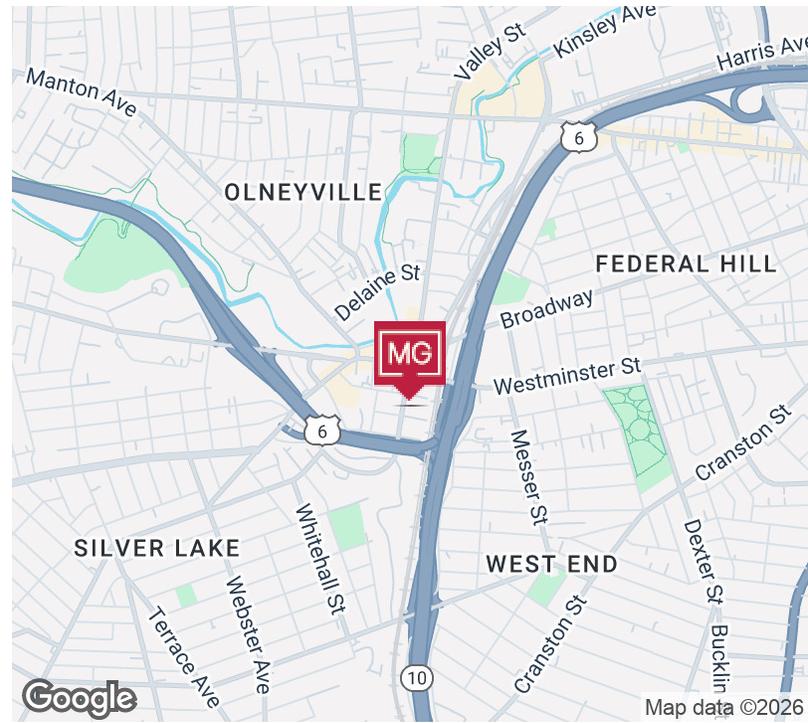
38 Dike Street, Providence, RI 02909

LEEDS MITCHELL IV, SIOR
Principal Broker, Partner
401.751.3200 x3307
leeds@mgcommercial.com

WHITNEY RUGG
Broker Associate
401.751.3200 x3302
whitney@mgcommercial.com

MG COMMERCIAL
365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The former Wes' Rib House and the associated real estate is now available for sale. MG Commercial is pleased to bring to market this recently renovated turn-key restaurant that includes additional space on the upper floor for redevelopment. Wes' has been a Rhode Island institution since 1973, serving some of the state's best barbeque. The offering includes a full kitchen, including new restaurant equipment, two (2) full bars, spacious dining area with tables, chairs and banquets. Additional building improvements include a new roof, windows, lighting and HVAC units. The top floor is unfinished, offering additional adaptive reuse opportunities. The property includes parking for 35+ vehicles.

PROPERTY HIGHLIGHTS

- Wes' Rib House (Turnkey Restaurant for Sale) over 50yrs in business
- Includes all FF&E (list upon request), trademark, website, IP
- New roof, windows and HVAC
- 35+ on-site parking spaces
- Surrounded by numerous active redevelopments
- Current seating for over 150

LOCATION DESCRIPTION

Olneyville is a dynamic neighborhood known for its industrial charm, rich cultural history, and creative energy. This area has been reimagined as a creative enclave where historic mill buildings now house art studios, boutique businesses, and eclectic living space. 38 Dike Street is conveniently located near major highways (Routes 6, 10 & 95), providing easy access to the greater Providence area and beyond.

OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	21,175 SF
Estimated Building Size:	11,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	19,150	49,637	88,274
Total Population	52,769	138,777	235,121
Average HH Income	\$73,184	\$81,096	\$88,240

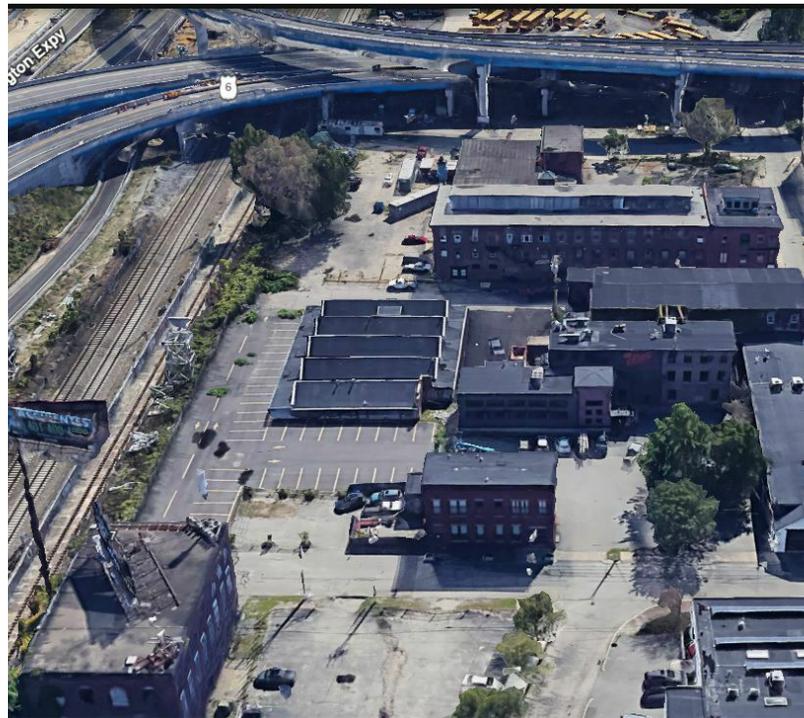
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ADDITIONAL PHOTOS



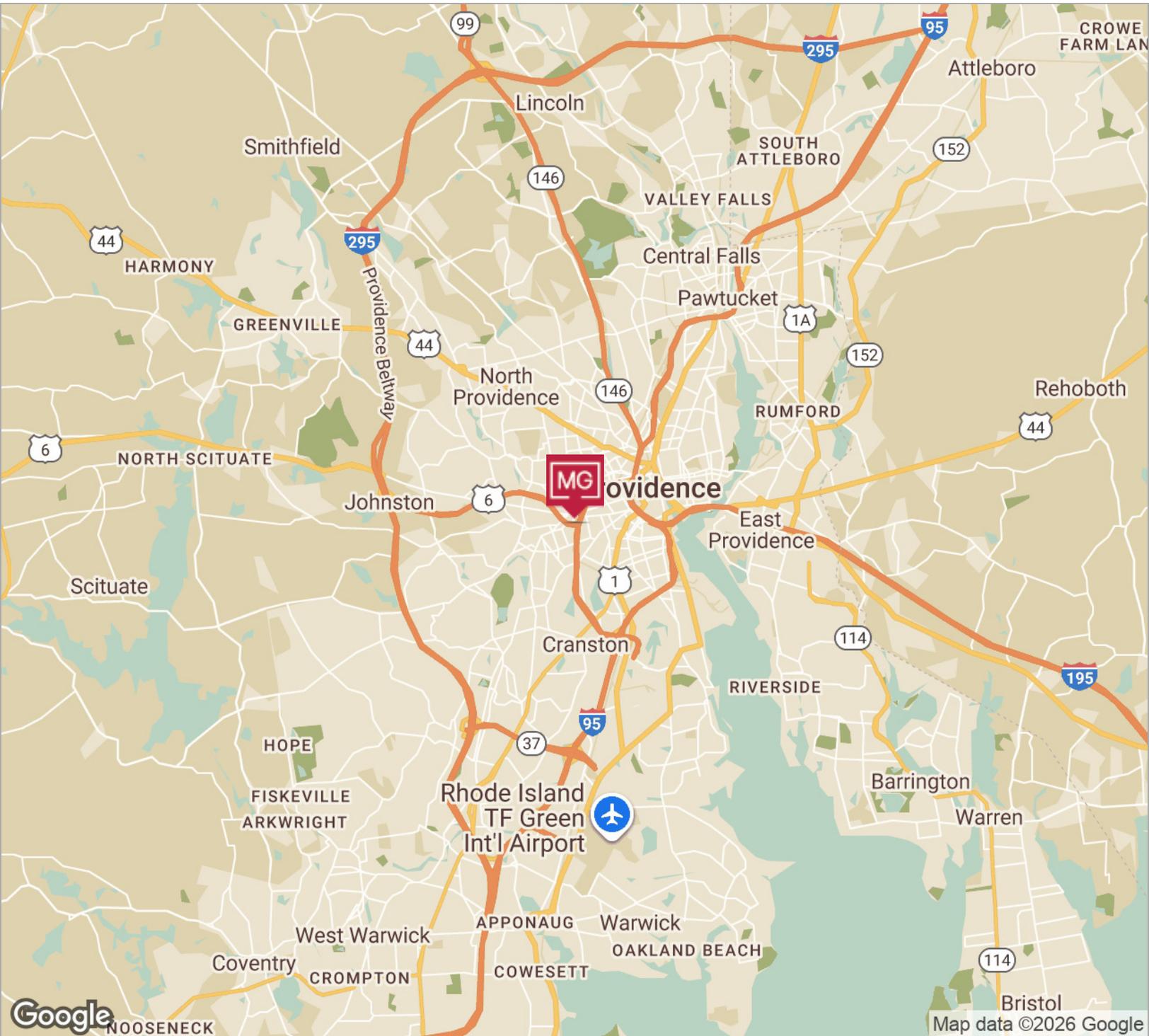
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LOCATION MAPS



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