

FOR SALE | COMMERCIAL BUILDING INVESTMENT OPPORTUNITY



873 WARWICK AVENUE, WARWICK, RI 02888



OFFERED AT
\$749,000

Detail Information

Property Type: Multi-tenant
commercial building

Year Built: 1938

Price: \$799,900

Zoning: A10



Impressive Multi-Unit Brick Office Building – Warwick, RI

IMPRESSIVE describes this distinctive, stately, and well-maintained multi-unit brick office building. Currently owner-occupied with a history of long-term tenants, it's an ideal opportunity for owner-occupants and investors alike.

Prominently set on a $\frac{3}{4}$ acre lot, the property offers ample parking, expansion potential, and close proximity to the airport. An estate sale subject to court approval – don't miss this rare opportunity!

 3700 sq. ft.

 7 offices

 16,500 Daily
Traffic Count

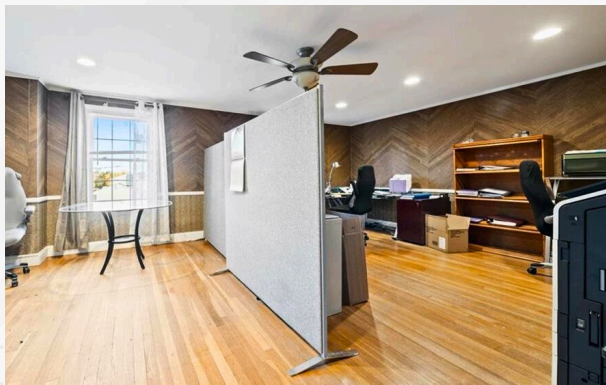
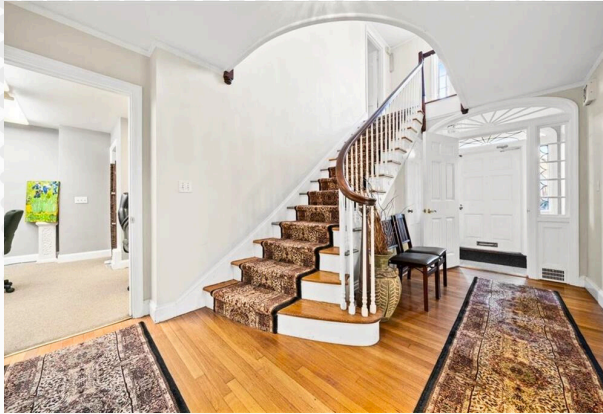
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INVESTMENT OVERVIEW



- Offered at \$799,900 — exceptional opportunity for owner-occupant or investor
- Prominent two-story brick building situated along busy Warwick Avenue
- ±0.74-acre corner lot with excellent visibility and ample on-site parking
- High-traffic corridor — approximately 16,500 cars per day
- Well-maintained multi-unit property with established, long-term tenants
- Flexible interior layouts suitable for professional offices, retail, or medical uses
- Strong curb appeal with classic architecture and professional landscaping
- Expansion potential on oversized lot
- Convenient location minutes from T.F. Green International Airport, Route 37, and I-95
- Surrounded by national retailers and service businesses, ensuring consistent foot and drive-by traffic
- Estate sale — subject to court approval

PRIME LOCATION IN A STRONG TRADE AREA

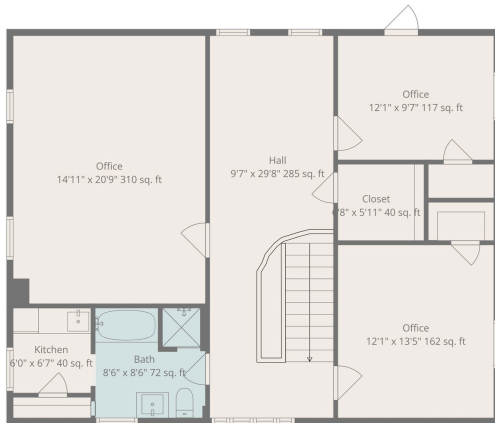
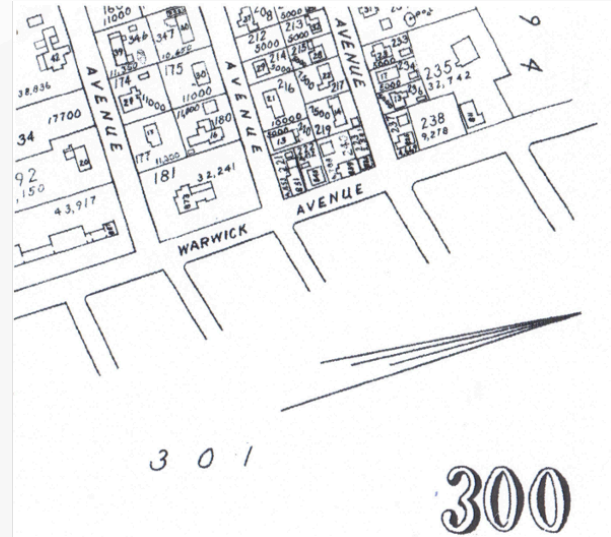
- Surrounded by leading national retailers including Wendy's, CVS, Dollar Tree, Jersey Mike's Sub, Planet Fitness, and many more — ensuring steady customer traffic and strong co-tenancy.
- Robust local demographics with over 67,000 residents within a 3-mile radius and an average household income exceeding \$86,000, supporting long-term commercial viability.

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FLOOR PLAN & SITE OVERVIEW



TOTAL: 3185 sq. ft.
BELOW GROUND: 0 sq. ft. 1ST FLOOR: 2079 sq. ft. 2ND FLOOR: 1106 sq. ft.
EXCLUDED AREAS: BASEMENT: 785 sq. ft. LOW CEILING: 805 sq. ft. UTILITY: 96 sq. ft.
WALLS: 276 sq. ft.

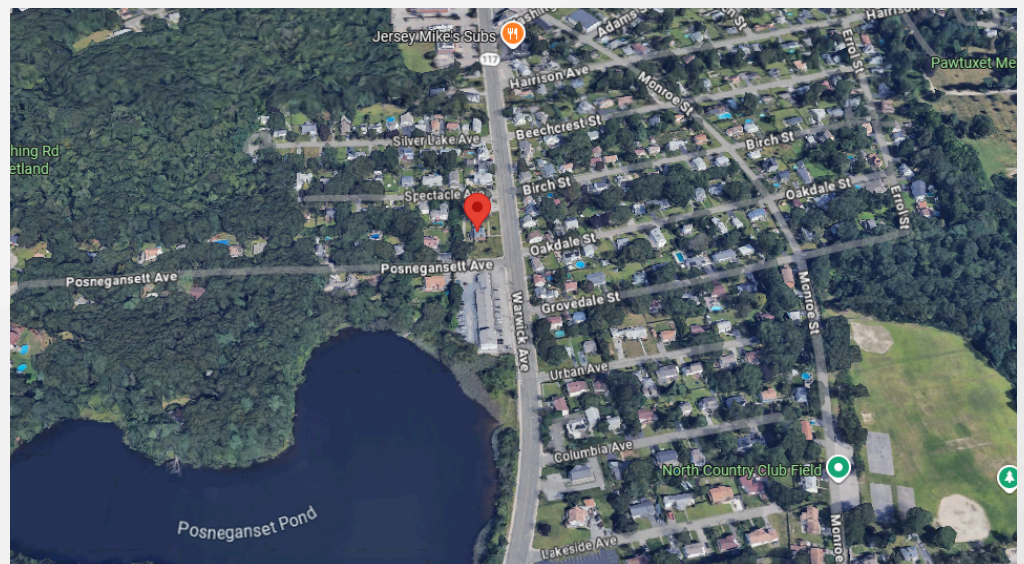


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AERIAL
OVERVIEW OF
873 WARWICK
AVENUE AND
SURROUNDING
AREA.



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LOCATION & DEMOGRAPHICS

AERIAL OVERVIEW



DEMOGRAPHICS

Population:

3-Mile Radius	67,434
5-Mile Radius	136,072
10-Mile Radius	455,044

Household Income:

3-Mile Radius	\$86,410
5-Mile Radius	\$97,028
10-Mile Radius	\$86,675

Located in the heart of Warwick's commercial corridor, this property benefits from excellent traffic exposure, a dense residential base, and proximity to major retailers and highways.

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