



28 Anawan St. Fall River, MA 02721

FOR SALE

ASKING PRICE:

\$2,900,000

Call for more info



508-970-5612



WWW.PAIVAREALESTATE.COM



ABOUT THE PROPERTY

Seize the chance to be part of Fall River's dynamic revitalization with this exceptional mill building, positioned in the heart of Battleship Cove and close by to the city's vibrant waterfront. Spanning approx. 68,147 sq. ft. across 3 expansive levels (incl. a full basement), this historic structure offers roughly 15k+ sq. ft. per floor, presenting endless potential for adaptive reuse.

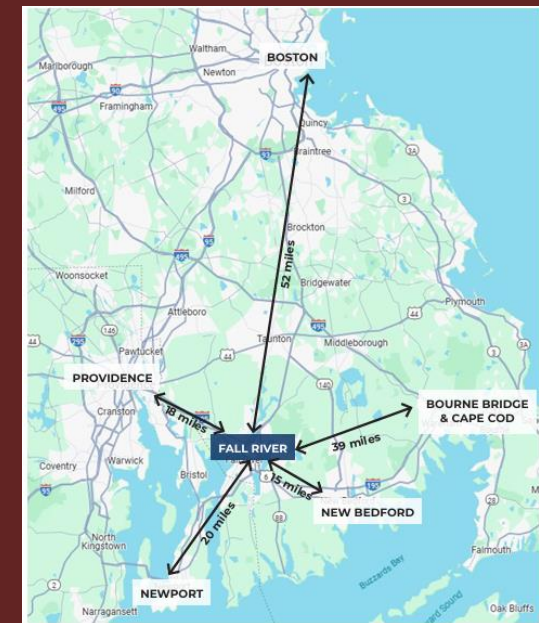
PROPERTY FEATURES

- ✓ Corner Lot
- ✓ Many Improvements
- ✓ Full Basement
- ✓ Great footprint
- ✓ Major Highways nearby
- ✓ Close by to Fall River Waterfront



28 ANAWAN ST. FALL RIVER, MA FOR SALE

LOCATION: PROPERTY IS LOCATED WITHIN FALL RIVER'S WATERFRONT AND IN THE WATERFRONT AND TRANSIT-ORIENTED DEVELOPMENT DISTRICT ZONE. JUST UNDER 2 MILES FROM THE MBTA STATION. EASY ACCESS TO 195E, 195W, AND RT 79. JUST 18 MILES AWAY FROM PROVIDENCE, RI AND 15 MILES FROM NEW BEDFORD, MA. RT 138 LOCATED AT THE CORNER OF ANAWAN ST HAS AN AVERAGE TRAFFIC COUNT OF APPROX. 13,000+ PER DAY.



PAIVA REAL ESTATE SERVICES, LLC
18 POCASSET ST. FALL RIVER, MA 02721
(508) 970 - 5612
CPAIVA@USA.COM

*ALL INFO DEEMED RELIABLE BUT NOT GUARANTED

BUILDING SIZE: OVERALL FOOTPRINT 115' X 157' (18,055 SQ FT. AREA) + 28' X 28' (784 SQ FT. AREA) + 19' X 25' (475 SQ FT. AREA)

TOTAL SPACE: 68,147 SQ FT. (INCLUDES BASEMENT)

YEAR BUILT: APPROX. 1870

CURRENT USE: MIXED USE RETAIL, LIGHT MFG, WAREHOUSE

ZONING: WATERFRONT AND TRANSIT-ORIENTED DEVELOPEMNT

CONSTRUCTION: MASONARY WITH POST AND BEAM, WOOD FLOORING

CEILING HEIGHT (CLEAR HEIGHT): 1ST FLOOR 10'-11", 2ND FLOOR 11'-0", 3RD FLOOR CENTER 15'-7"

CEILING HEIGHT (TO ABOVE FLOORING) 1ST FLOOR 12'-2", 2ND FLOOR 12'-3", 3RD FLOOR CENTER 17'-0"

UTILITIES: CITY WATER/SEWER, ELECTRIC 400 AMPS 120-240V 3 PHASE, NATURAL GAS

ELEVATOR: PASSENGER ELEVATOR RECENTLY INSTALLED

LAND AREA: 30,710 SQ FT. (0.71 ACRES)

PARKING: APPROX. 8+ SPACES ALONG THE REAR OF BUILDING. APPROX. 15 SPACES ALONG PUBLIC STREET PARKING (MILL ST, POND ST, ANAWAN ST.)

ALLOWED USES PER ZONING: MULTI FAMILY 4-20+ UNITS, BED & BREAKFAST INN, CHURCH OR RELIGIOUS, OR OTHER NON PROFIT SCHOOLS OR EDUCATIONAL USES, LIBRARY OR MUSEUM OPEN TO THE PUBLIC, LEGALIZED GAMING FACILITIES, COMMERCIAL RECREATIONAL FACILITY, RETAIL OPERATION, SERVICE BUSINESS, RESTAURANT, HOTEL OR MOTEL, BANK OR OTHER MONETARY INSTITUTIONS, THEATER, PARKING LOTS/GARAGES, RADIO OR TELEVISION, BUSINESS OR PROFESSIONAL OFFICE, TELEPHONE CALL CENTERS, INFO PROCESSING, DATA COLLECTION, VISUAL AND PERFORMING ART SPACE, CABINET AND CARPENTRY SHOPS AND STUDIOS, WIND ENERGY INDUSTRY PROCESSING AND RESEARCH, WIND ENERGY FABRICATION, MFG, ASSEMBLY AND PACKAGING, AND ADDITOINAL USES WITH SPECIAL PERMITS.

PAIVA REAL ESTATE SERVICES, LLC
18 POCASSET ST. FALL RIVER, MA 02721
(508) 970 - 5612
CPAIVA@USA.COM

*ALL INFO DEEMED RELIABLE BUT NOT GUARANTED

CURRENT OCCUPANCY

BASEMENT- OWNER STORAGE

1ST FLOOR- AXIS BATS, GOOD CLOTHING, BOUTIQUE SHOP, RC FLOORING

2ND FLOOR - VACANT

3RD FLOOR- VACANT

LEASE DURATIONS:

AXIS BATS- LEASE UNTIL 8/31/2029

GOOD CLOTHING – TENANT AT WILL

BOUTIQUE SHOP- LEASE UNTIL 8/31/2026

RC FLOORING- LEASE UNTIL 9/30/2025

PAIVA REAL ESTATE SERVICES, LLC
18 POCASSET ST. FALL RIVER, MA 02721
(508) 970 - 5612
CPAIVA@USA.COM

***ALL INFO DEEMED RELIABLE BUT NOT GUARANTEED**

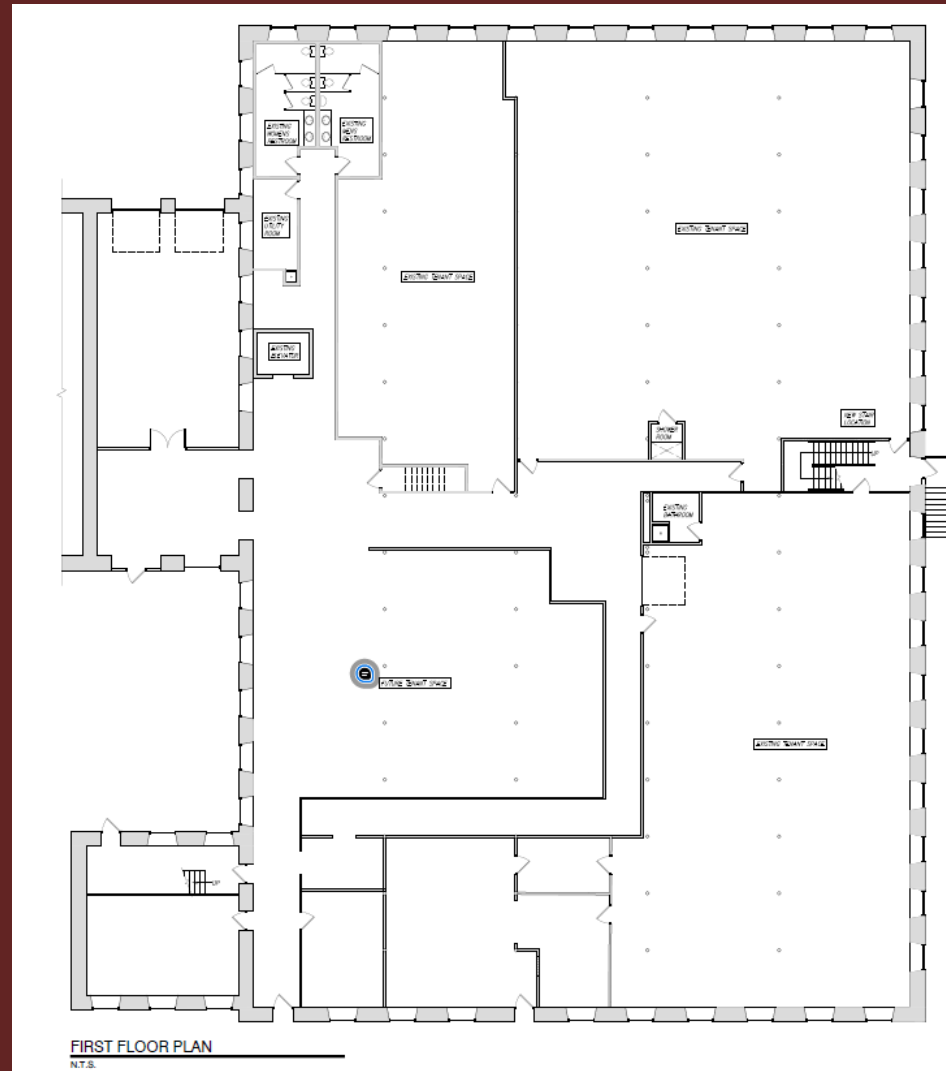
BUILDING LAYOUT



PAIVA REAL ESTATE SERVICES, LLC
18 POCASSET ST. FALL RIVER, MA 02721
(508) 970 - 5612
CPAIVA@USA.COM

*ALL INFO DEEMED RELIABLE BUT NOT GUARANTED

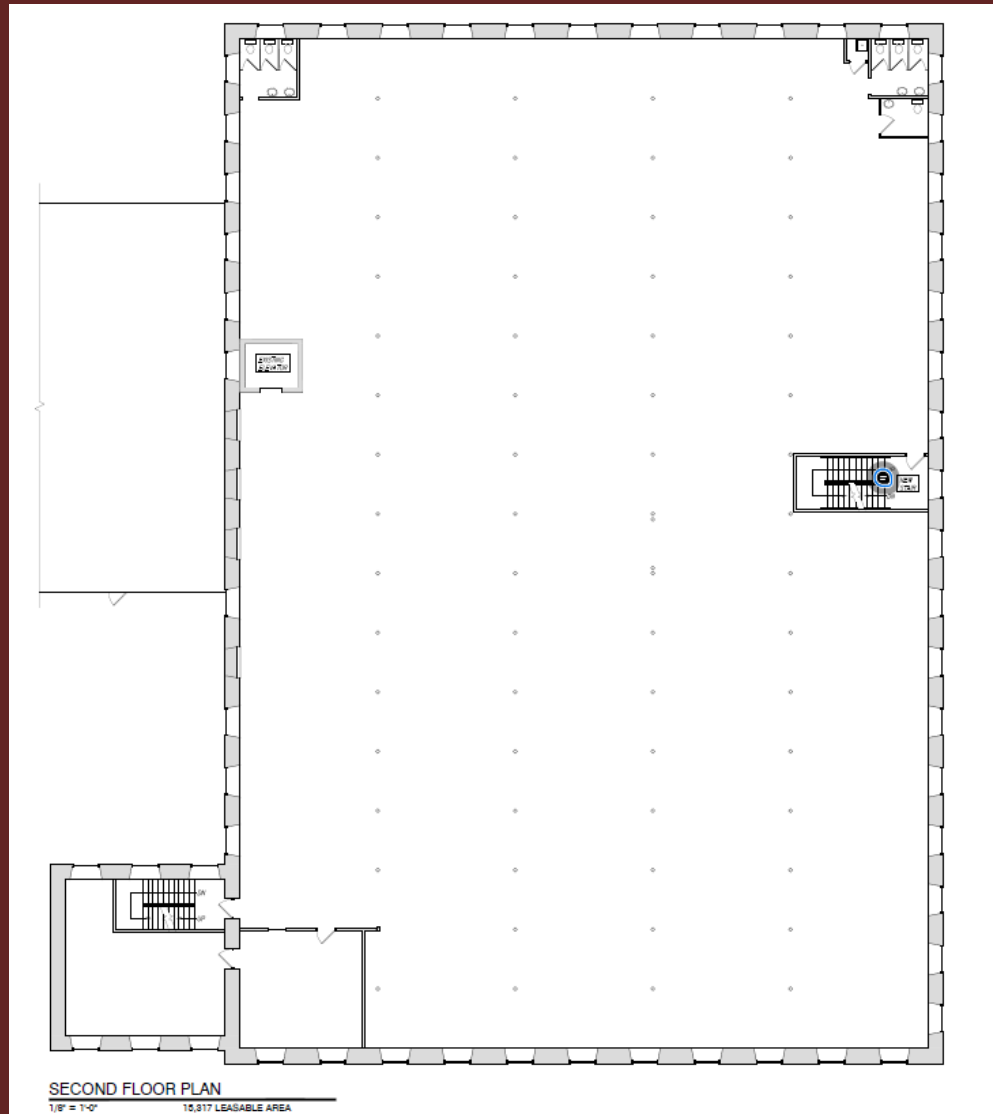
FIRST FLOOR PLAN



PAIVA REAL ESTATE SERVICES, LLC
18 POCASSET ST. FALL RIVER, MA 02721
(508) 970 - 5612
CPAIVA@USA.COM

*ALL INFO DEEMED RELIABLE BUT NOT GUARANTED

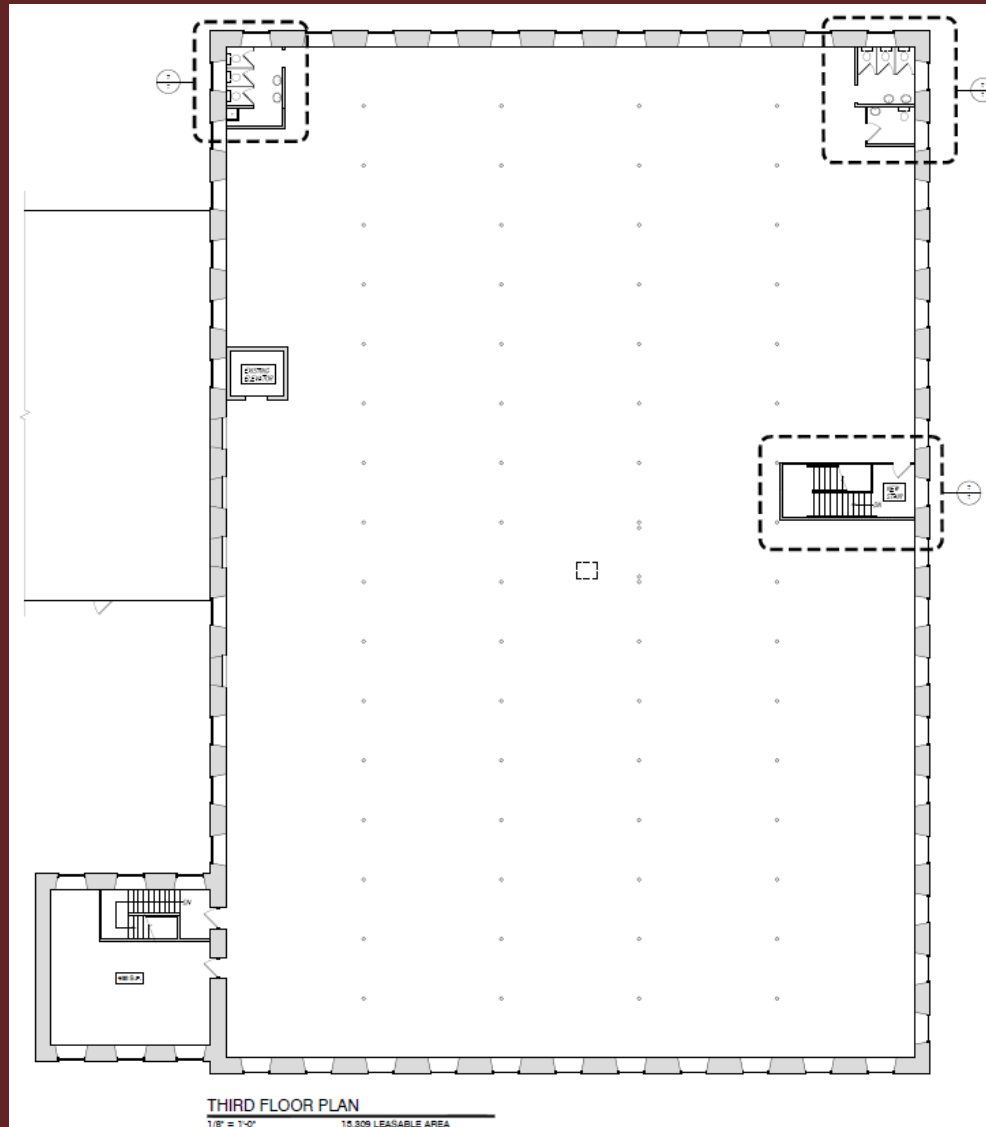
SECOND FLOOR PLAN



PAIVA REAL ESTATE SERVICES, LLC
18 POCASSET ST. FALL RIVER, MA 02721
(508) 970 - 5612
CPAIVA@USA.COM

*ALL INFO DEEMED RELIABLE BUT NOT GUARANTED

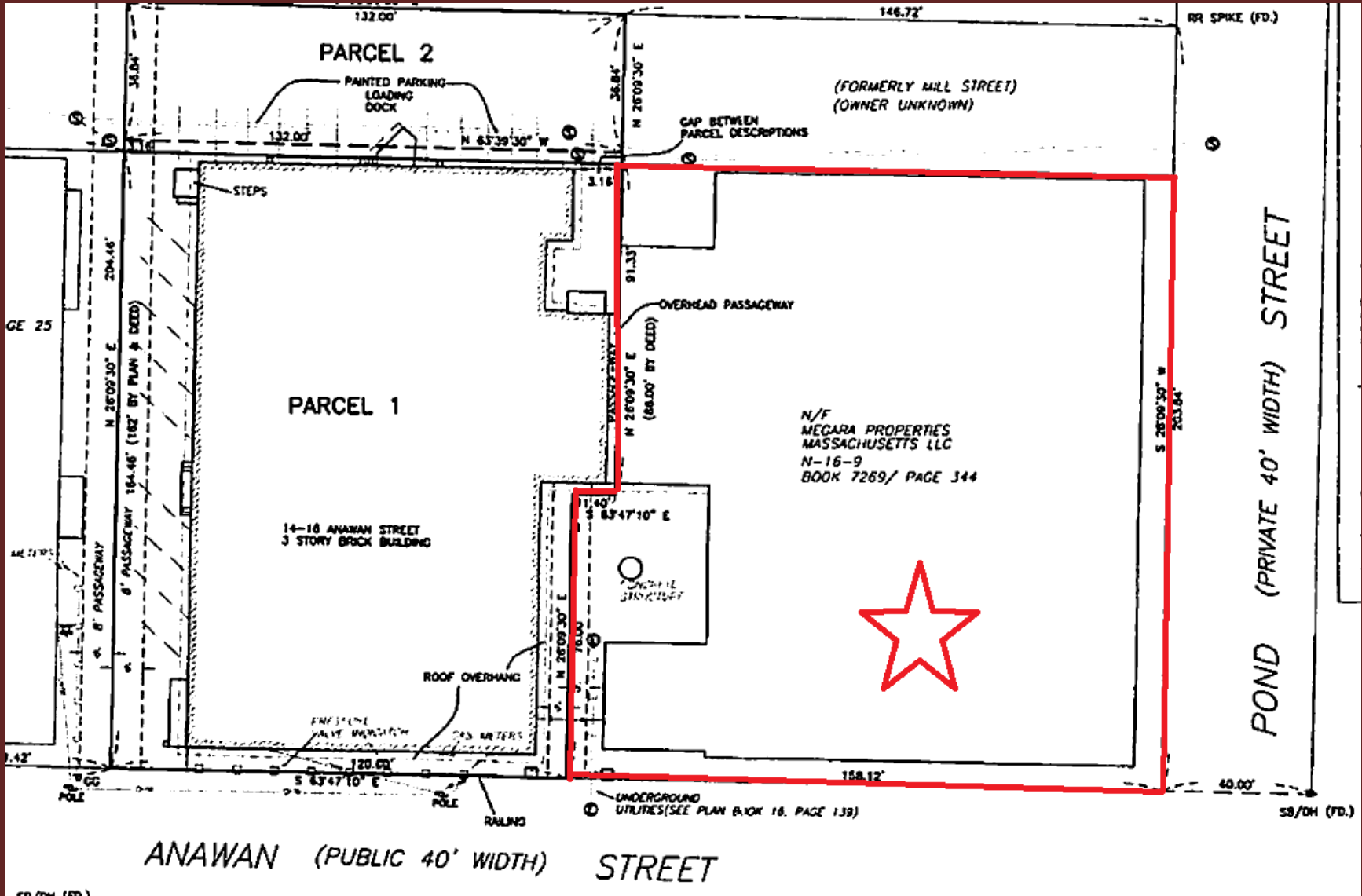
THIRD FLOOR PLAN



PAIVA REAL ESTATE SERVICES, LLC
18 POCASSET ST. FALL RIVER, MA 02721
(508) 970 - 5612
CPAIVA@USA.COM

*ALL INFO DEEMED RELIABLE BUT NOT GUARANTED

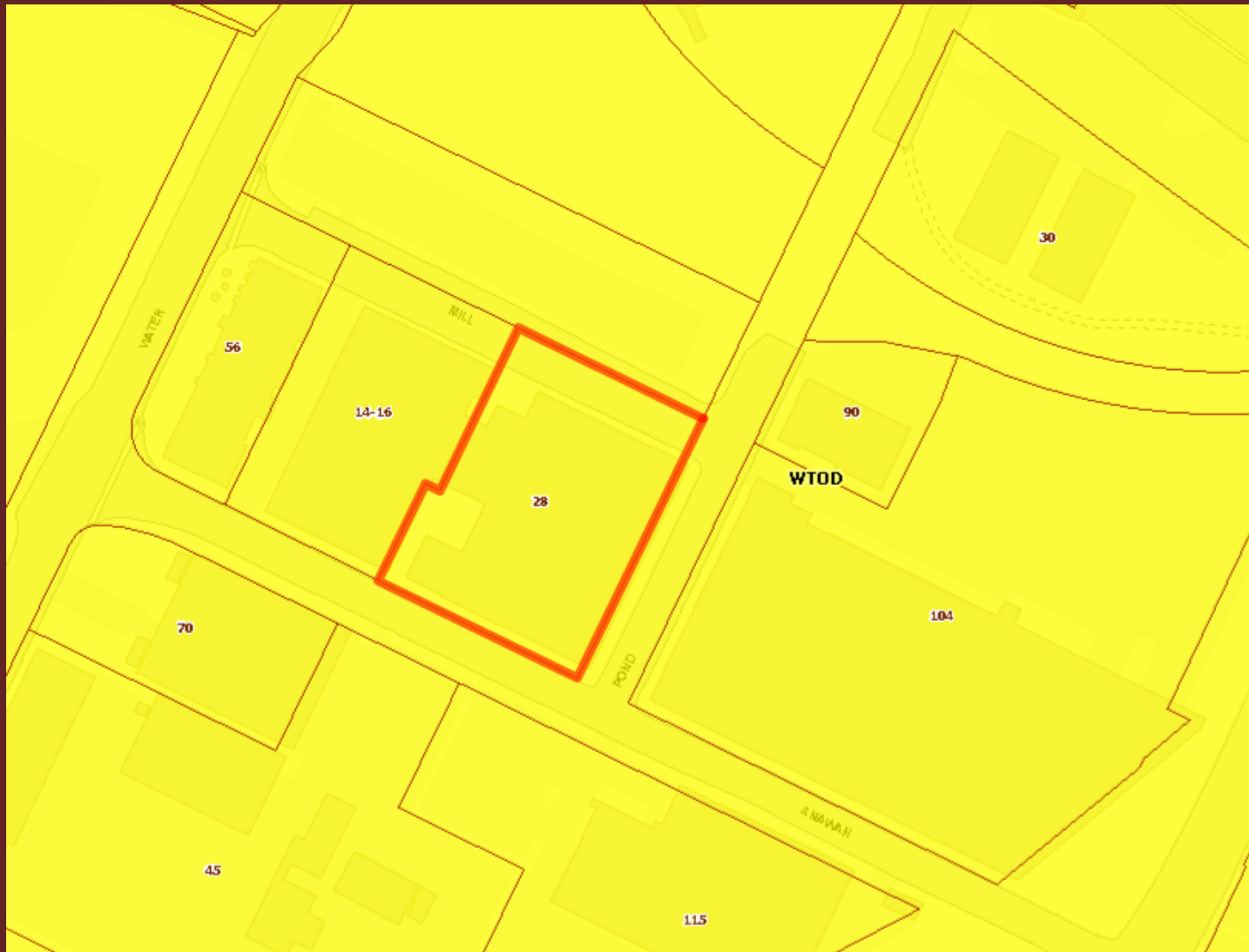
PLOT PLAN



PAIVA REAL ESTATE SERVICES, LLC
18 POCASSET ST. FALL RIVER, MA 02721
(508) 970 - 5612
CPAIVA@USA.COM

*ALL INFO DEEMED RELIABLE BUT NOT GUARANTED

ZONING MAP



PAIVA REAL ESTATE SERVICES, LLC
18 POCASSET ST. FALL RIVER, MA 02721
(508) 970 - 5612
CPAIVA@USA.COM

*ALL INFO DEEMED RELIABLE BUT NOT GUARANTEED

CITY ASSESSMENT

Property Information

Use: Manufacturing Building

Levels: 3

Total Rooms: 0

Full Baths: 0

Year Built: 1870

Total Area: 68,147 SqFt

First Floor Area: 0 SqFt

Attic Area: 0 SqFt

Unfinished Basement: 11,155 SqFt

Attached Garage: 0

Heat Type: Steam

Roof Type: Gable

Air Conditioned: No

Foundation:

Style:

Lot Size: 0.71 Acres (30,710 SqFt)

Bedrooms: 0

Half Baths: 6

Basement Type:

Total Living Area: 56,992 SqFt

Addl.Floor Area: 0 SqFt

Finished Basement: 0 SqFt

Total Basement: 11,155 SqFt

Other Garage: 0

Fuel Type: Natural Gas

Exterior: Brick

Fireplaces: 0

Condition: Fair/Average

Assessment Information

Last Sale Date: 11/17/2005

Last Sale Book: 6093

Land Value: \$161,500

Misc. Improv.: \$0

Fiscal Year: 2025

Map Ref: M: 0N-16 **B:** 0000 **L:** 0009

Tax Rate (Comm): 23.83

Last Sale Price: \$800,000

Last Sale Page: 262

Building Value: \$411,600

Total Value: \$573,100

Estimated Tax: \$13,657

Tax Rate (Res): 11.45

Tax Rate (Ind): 23.83

[Assessment History](#)

FOR SHOWINGS AND ADDITIONAL INFO PLEASE CONTACT:

**CHRISTOPHER J. PAIVA
OWNER/BROKER
PAIVA REAL ESTATE SERVICES, LLC
(508)970-5612
CPAIVA@USA.COM
WWW.PAIVAREALESTATE.COM**



PAIVA REAL ESTATE SERVICES, LLC
18 POCASSET ST. FALL RIVER, MA 02721
(508) 970 - 5612
CPAIVA@USA.COM

*ALL INFO DEEMED RELIABLE BUT NOT GUARANTEED