



Residential  
PROPERTIES  
LTD.

SHOWING PACKET

**33 MEETINGHOUSE LANE**

LITTLE COMPTON, RHODE ISLAND





ABOUT THE PROPERTY

# 130 WEST MAIN ROAD

\$745,000 1.40 Acres Interior: 1,972 SF Lot: 55,450 SF

## **PRIME COMMERCIAL SPACE IN HEART OF LITTLE COMPTON:**

Seize the opportunity to own a versatile commercial property in the heart of Little Compton. This exceptional building offers endless possibilities for various business endeavors, making it an ideal investment opportunity.

Located in a highly desirable area, this commercial space boasts a strategic location that is sure to attract customers and clients. The building's flexible layout lends itself to numerous uses, providing the perfect canvas for entrepreneurs and business owners to bring their visions to life. Whether you're considering retail, office space, or a service-oriented business, this property offers the versatility to accommodate your needs.

Take advantage of this rare chance to secure a commercial space in one of Little Compton's most coveted locations. Whether you're an entrepreneur looking to start a new venture or an investor seeking to expand your portfolio, 33 Meeting House Lane offers the perfect setting for success. Schedule a viewing today and unlock the potential of this remarkable property.

**Buyer Responsibility:** Buyer to pay LCACT at time of Closing.





ABOUT THE PROPERTY

# 130 WEST MAIN ROAD

\$745,000 1.40 Acres Interior: 1,972 SF Lot: 55,450 SF

## HIGHLIGHTS:

**POTENTIAL USES:** Retail shop, boutique, office space, café, gallery, studio, and more.

**LOCATION BENEFITS:** Enjoy high visibility and foot traffic in the bustling heart of Little Compton, surrounded by other businesses, shops, and amenities.

**INVESTMENT OPPORTUNITY:** With its prime location and versatile layout, this property presents an excellent investment opportunity with the potential for high returns.

**BUYER RESPONSIBILITY:** Please note that the buyer will be responsible for paying LCACT at the time of closing.



































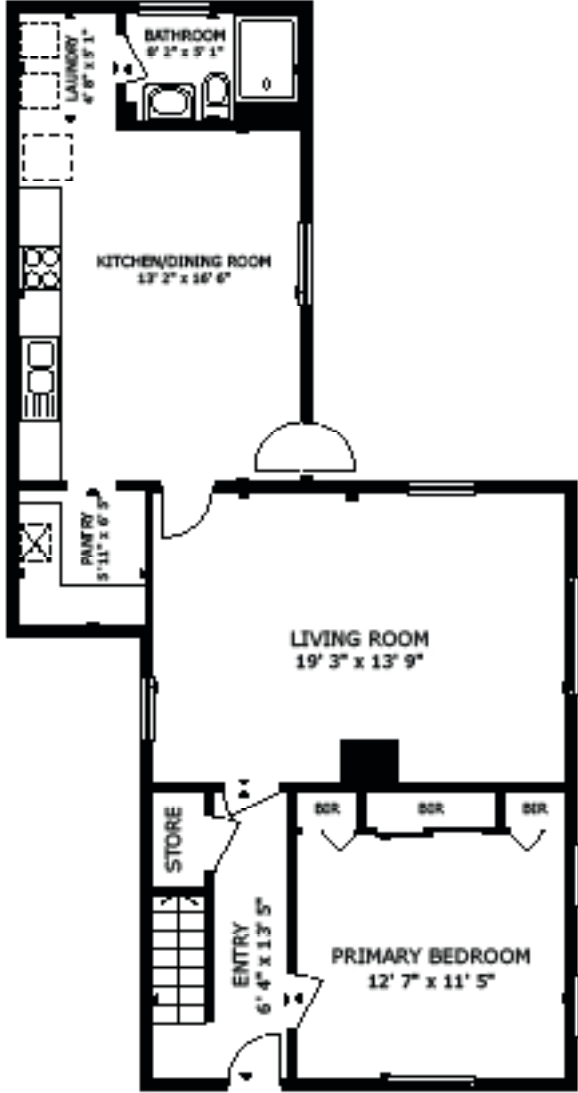








# FIRST FLOOR

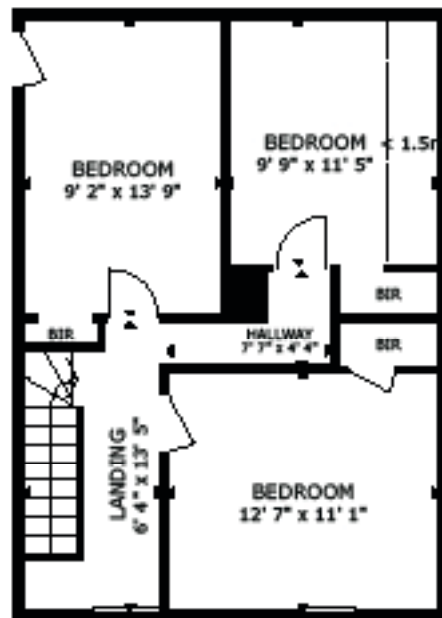


FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 859 sq.ft. FLOOR 2 502 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 27 sq.ft.  
TOTAL : 1,361 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# SECOND FLOOR

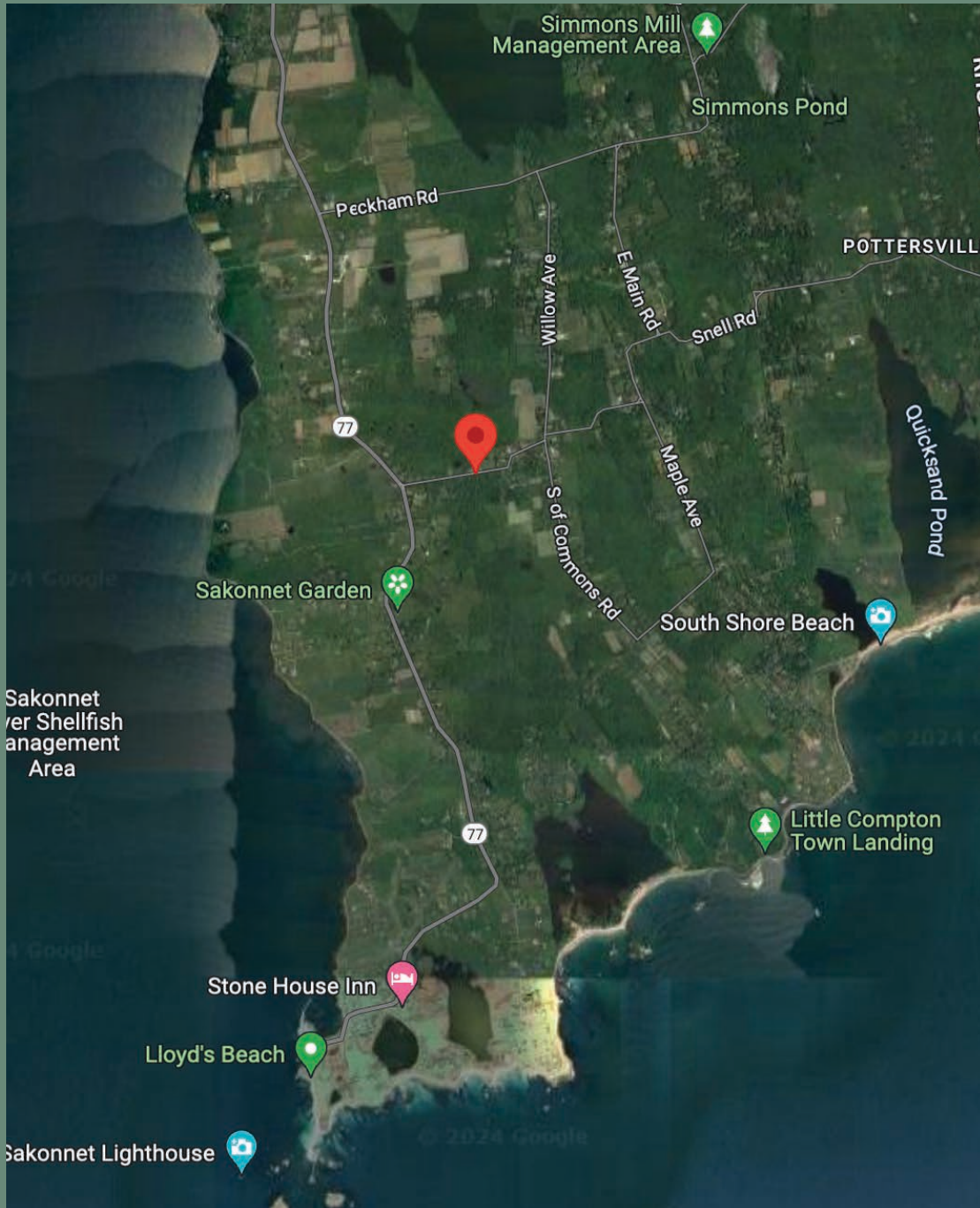


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 859 sq.ft. FLOOR 2 502 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 27 sq.ft.  
TOTAL : 1,361 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# PLAT MAP





## ABOUT THE LOCATION

# LITTLE COMPTON, *rhode island*

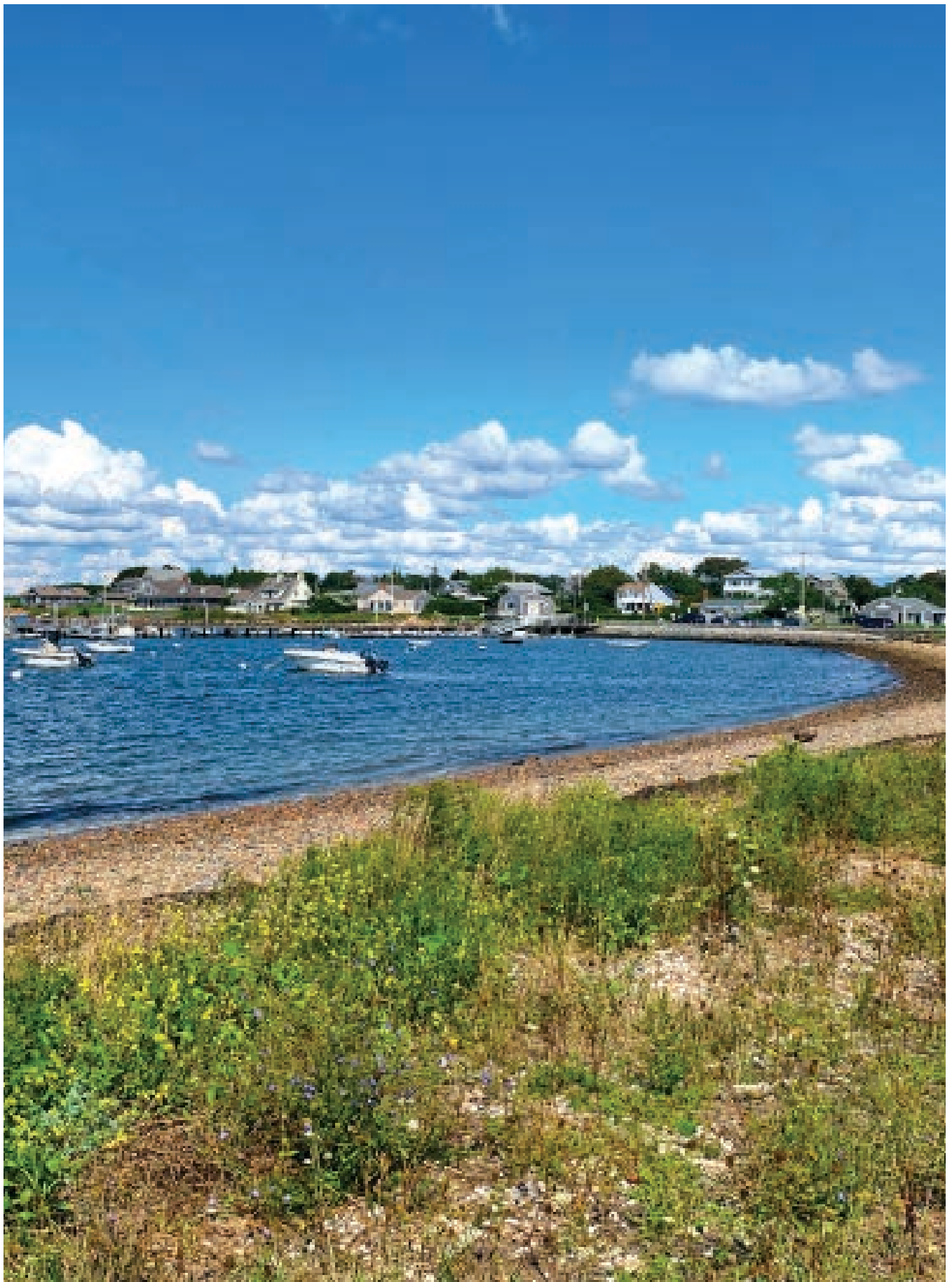
Little Compton is a charming coastal town that exudes quintessential New England charm. Nestled in the southeastern corner of the state, this picturesque town is renowned for its scenic beauty, historic landmarks, and tight-knit community. With a population of just over 3,500 residents, Little Compton maintains a peaceful and laid-back atmosphere, making it a perfect escape from the hustle and bustle of city life.

One of the town's notable features is its stunning coastline, dotted with sandy beaches, rocky shores, and salt marshes. Residents and visitors alike can enjoy leisurely strolls along the beach, breathtaking sunsets, and the calming sound of waves crashing against the rocks. The town's commitment to preserving its natural beauty is evident in its well-preserved conservation areas, ensuring that the scenic landscapes remain intact for generations to come.

The sense of community in Little Compton is palpable, with residents actively participating in local events and initiatives. The town hosts various events throughout the year, including farmers' markets, art festivals, and community gatherings, fostering a strong sense of camaraderie among its inhabitants. Additionally, the town's small, family-owned businesses contribute to its unique character.

Little Compton's rural charm and natural beauty make it a hidden gem in Rhode Island, attracting those seeking a tranquil retreat and a close-knit community. Whether you're interested in exploring historical landmarks, enjoying outdoor activities, or simply relaxing by the beach, Little Compton offers a warm and welcoming atmosphere that captures the essence of coastal New England living.





## ABOUT THE LOCATION

# LITTLE COMPTON, *rhode island*

## NEARBY RECREATION:

- South Shore Beach
- Goosewing Beach Preserve
- Dunderly Brook Trail System
- Weetamoo Woods
- Charter boat fishing
- Local Farms and Orchards
- Carolyn's Sakonnet Vineyard
- Sakonnet Golf Club
- Sakonnet Point

## NEARBY DINING:

- The Commons Lunch
- Aiden's Pub
- The Barn Restaurant
- Sakonnet Point Club
- Art Cafe
- Groundswell Cafe + Bakery
- Four Corners Grille
- Sakonnet River Grille
- Boat House Waterfront Dining





COMMERCIAL  
OPPORTUNITY *in*  
*the* HEART *of*  
LITTLE COMPTON



RHONDA  
MARVELL

SALES ASSOCIATE

401-965-4557

[rmarvell@residentialproperties.com](mailto:rmarvell@residentialproperties.com)





Residential  
PROPERTIES  
LTD.

