

sweeney
REAL ESTATE & APPRAISAL

RETAIL FOR SALE

**1464 KINGSTOWN ROAD
(PUMP HOUSE)
SOUTH KINGSTOWN - RHODE ISLAND**



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com



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(PUMP HOUSE)
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Asking Price: \$1,200,000
(Plat 48-2, Lot 118 & 120)

PROPERTY DETAILS

- 4,495± SF Building
- 0.89± Acres of Land
- Restaurant/Retail Space
- 128 Occupancy
- Stage/Production Area
- Commercial Kitchen
- One (1) Bedroom Apartment
- Fieldstone Exterior
- Large Parking Lot
- Zoned Commercial Neighborhood (CN)
- Neighbors Peace Dale Mill Complex

The Pump House has historically operated as a full-service restaurant and, more recently, as a non-profit event venue (without food service). Situated on approximately 0.89± acres, the property offers ample on-site parking, an outdoor seating/event area, and a one-bedroom apartment. A newly renovated commercial kitchen is nearing completion, featuring a brand-new hood system. The current owner holds a Class T theater liquor license.

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PARCEL OUTLINE



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ADDITIONAL PHOTOS



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