

REDEVELOPMENT OPPORTUNITY FOR SALE



38 DIKE STREET

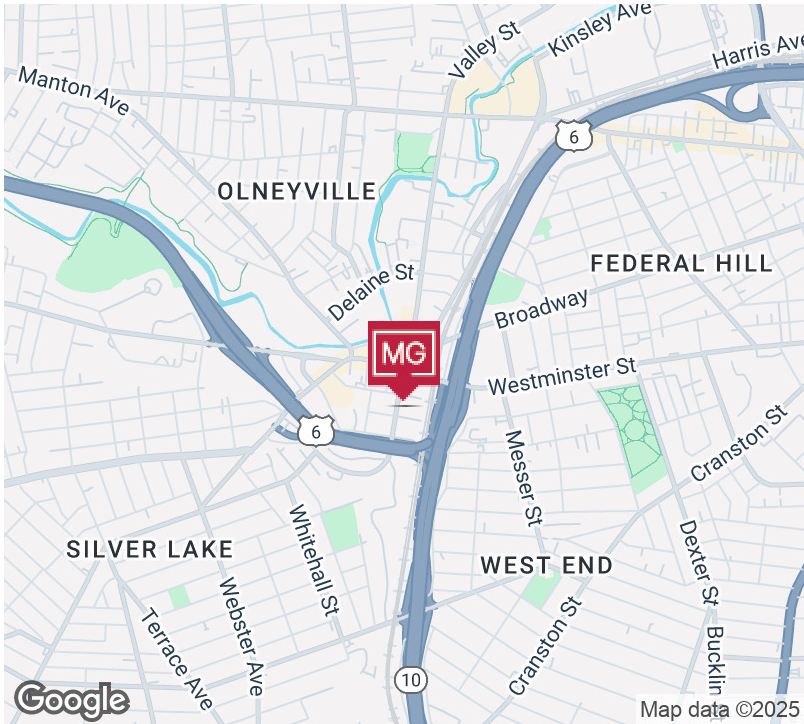
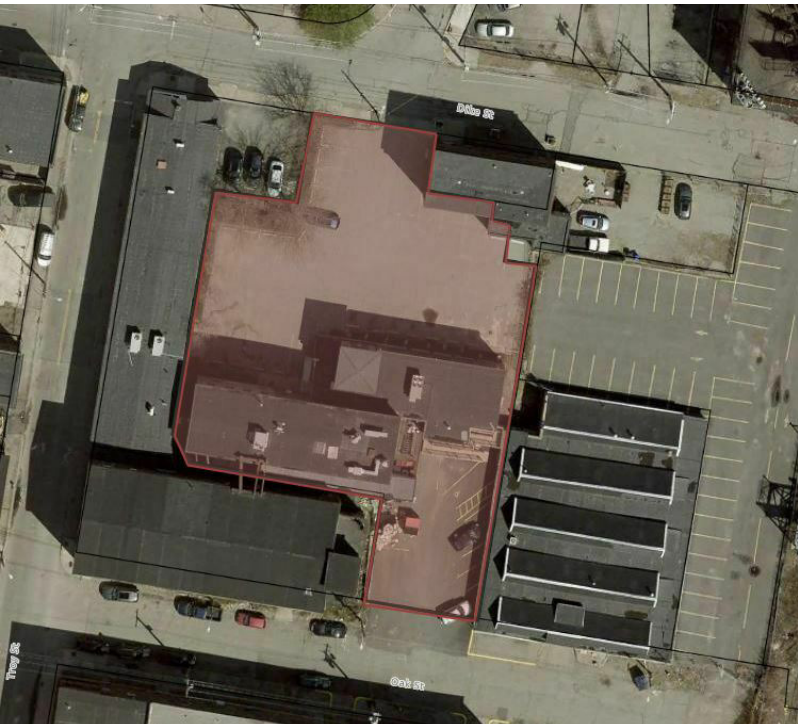
Providence, RI 02909

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

38 Dike Street is home to the famous Wes's Rib House, a Rhode Island mainstay since 1973. The property offers additional redevelopment potential on unfinished floors and boasts parking for 35+ vehicles. Numerous recent improvements include a new roof, windows and HVAC units, providing the ideal opportunity for a mixed-use development. Additional development/expansion may be possible on the site.

PROPERTY HIGHLIGHTS

- Anchored by Wes's Rib House
- New roof, windows and HVAC
- 35+ on-site parking spaces
- Ideal mixed-use redevelopment
- Surrounded by numerous active redevelopments

LOCATION DESCRIPTION

Welcome to Olneyville - A vibrant and evolving neighborhood in Providence, RI. Nestled in the heart of Providence's West Side, Olneyville is a dynamic neighborhood known for its industrial charm, rich cultural history, and creative energy. Olneyville 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. Its prime location and expansive space present endless possibilities for creative redevelopment.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	21,175 SF
Estimated Building Size:	11,000 SF

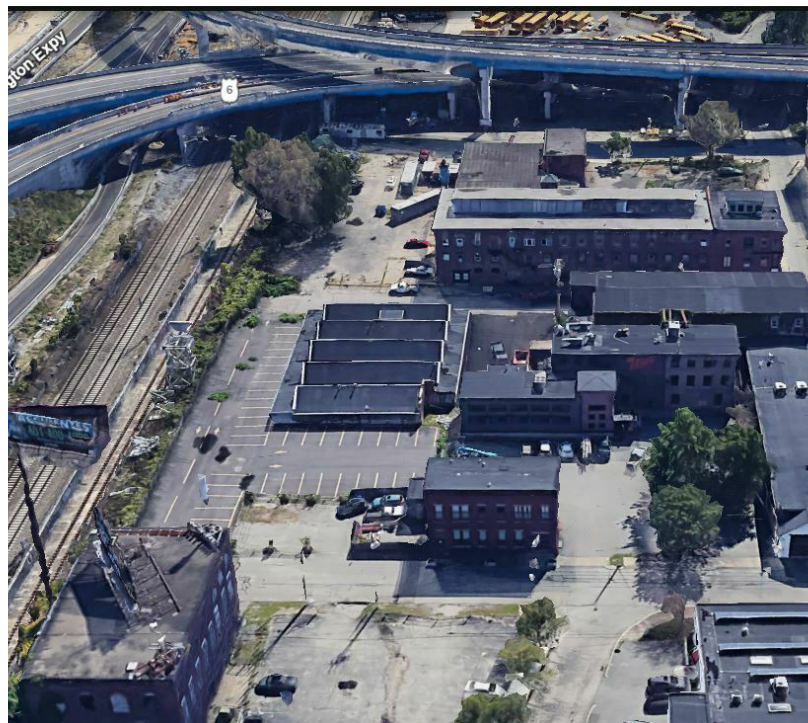
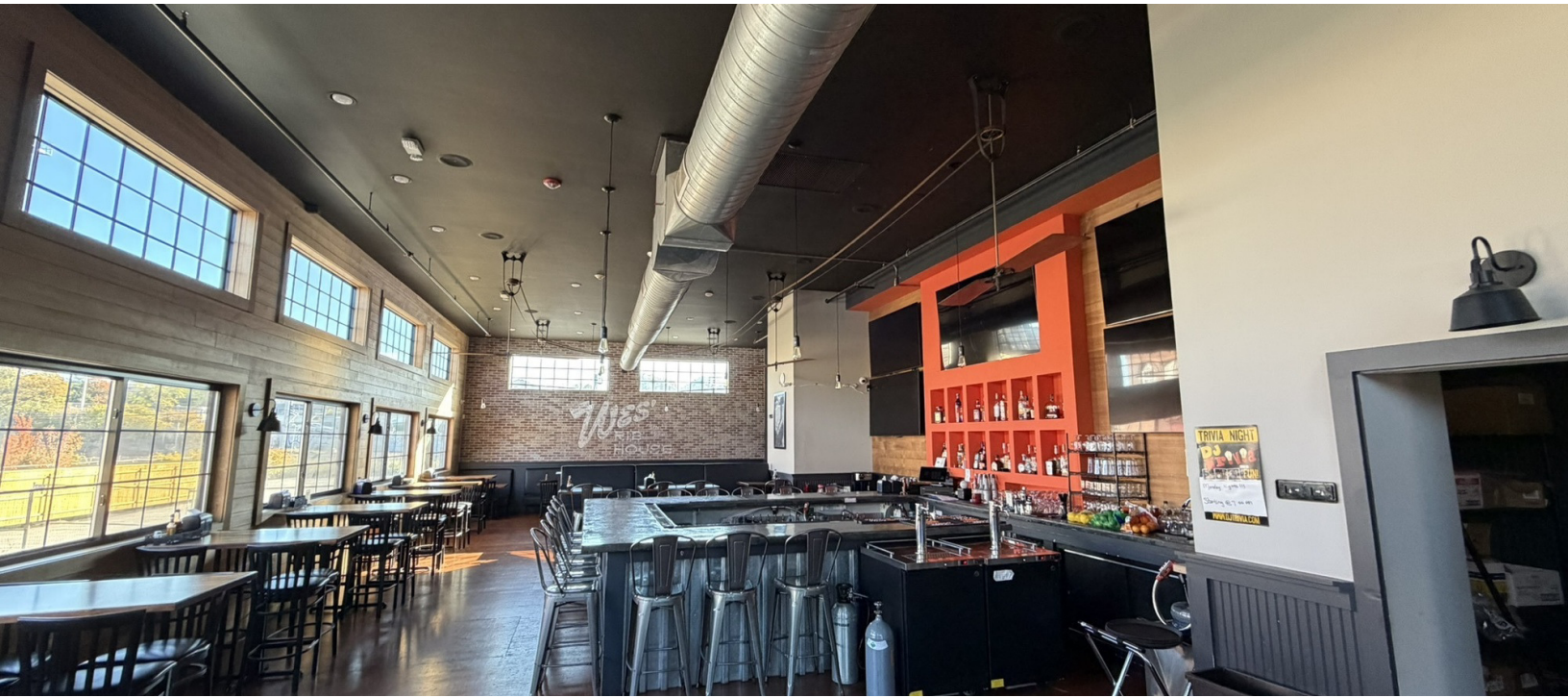
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ADDITIONAL PHOTOS



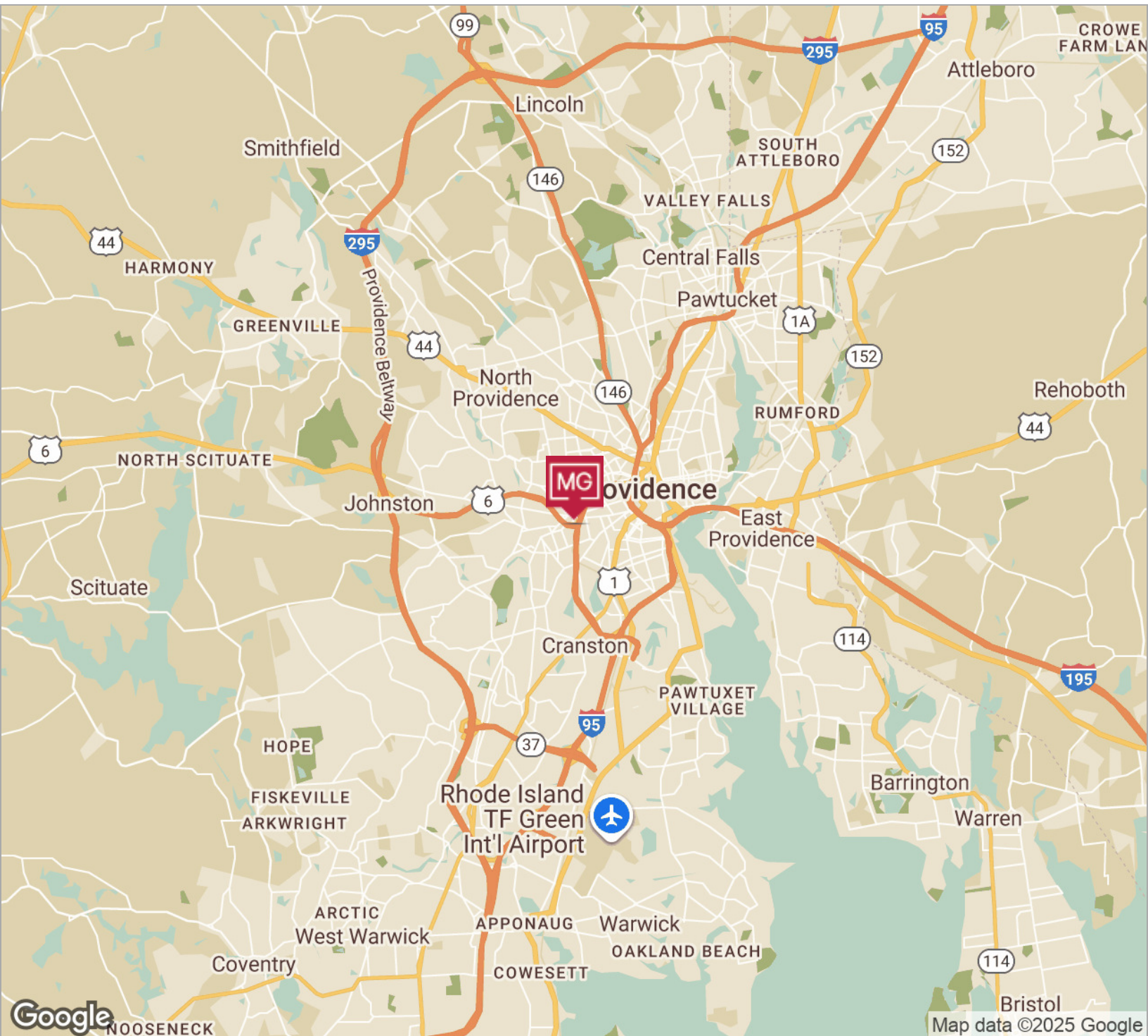
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LOCATION MAPS



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