

MIXED-USE BUILDING FOR SALE



182-184 TAUNTON AVENUE

East Providence, RI 02914

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

MG Commercial is pleased to present 182–184 Taunton Avenue, a 4,804 SF free-standing, two-story building situated on a prominent corner lot in East Providence. Offered for the first time since 2013, this property presents a compelling mixed-use redevelopment opportunity for investors seeking potential income from street-level retail and upper-level residential or office conversion. The building features a separate street-level entrance to the second floor, supporting flexible future use and improved tenant separation. The sale also includes a private parking lot with seven off-street parking spaces, a valuable amenity for both customers and occupants.

PROPERTY HIGHLIGHTS

- 4,804 SF Free-Standing Retail/Mixed-Use Building
- Two-Story Asset with Flexible Layout
- Prominent Corner Lot Location – Taunton Avenue
- Value-Add Mixed-Use Redevelopment Opportunity
- Ground-Floor Retail Potential with Strong Visibility
- Second-Floor Conversion Opportunity (Residential or Office)
- Separate Entrance to Upper Level (Ideal for Multi-Tenant Use)

LOCATION DESCRIPTION

182–184 Taunton Avenue is ideally positioned along a well-traveled commercial corridor in East Providence, offering excellent visibility and accessibility. Located on a prominent corner lot, the property benefits from strong traffic exposure and convenient access to nearby retail centers, residential neighborhoods, and major thoroughfares. The site is just minutes from Interstate 195 and downtown Providence, making it an attractive location for both businesses and residents. The surrounding area is characterized by a mix of established commercial uses, local businesses, and dense residential neighborhoods, supporting consistent foot and vehicle traffic. This highly visible location, combined with on-site parking and flexible mixed-use potential, positions the property well for retailers, service providers, or investors seeking to capitalize on East Providence’s ongoing growth and redevelopment.

OFFERING SUMMARY

Sale Price:	\$425,000
Building Size:	4,804 SF
Zoning:	C-3

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