

460 Taunton Avenue East Providence, RI

sweeney
REAL ESTATE & APPRAISAL

JAY KERN

jkern@reari.com | 401-331-9300 | 401-523-1049



460 Taunton Avenue, East Providence, Rhode Island

AVAILABLE SPACE

2,832 SF Building on 0.66 Acres of Land

LAYOUT

The property has two bay service garage with a retail/showroom space & small office

PARKING

35+ parking spaces on site

TRAFFIC COUNT

18,436 Traffic Volume

ZONING

This property is zoned Commercial Highway C-4

UTILITIES

This property has gas fuel & is 100% air conditioned

AMENITIES

Located along bus line along RT-44 corridor

LOCATION

Located at a signalized intersection, between North Broadway & Pawtucket Avenue. Quick to I-195 & Downtown Providence

NEIGHBORS

Neighbors include Dunkin, Grieco Toyota, AutoZone, Firestone, Town Fair Tire & EP Medical Center

FRONTAGE

This property has 225+ FT of frontage on RT-44



460 Taunton Avenue East Providence, Rhode Island

ASKING PRICE

The asking price for this property is \$1,400,000

TAXES

Estimated taxes are \$11,897/year

ZONING

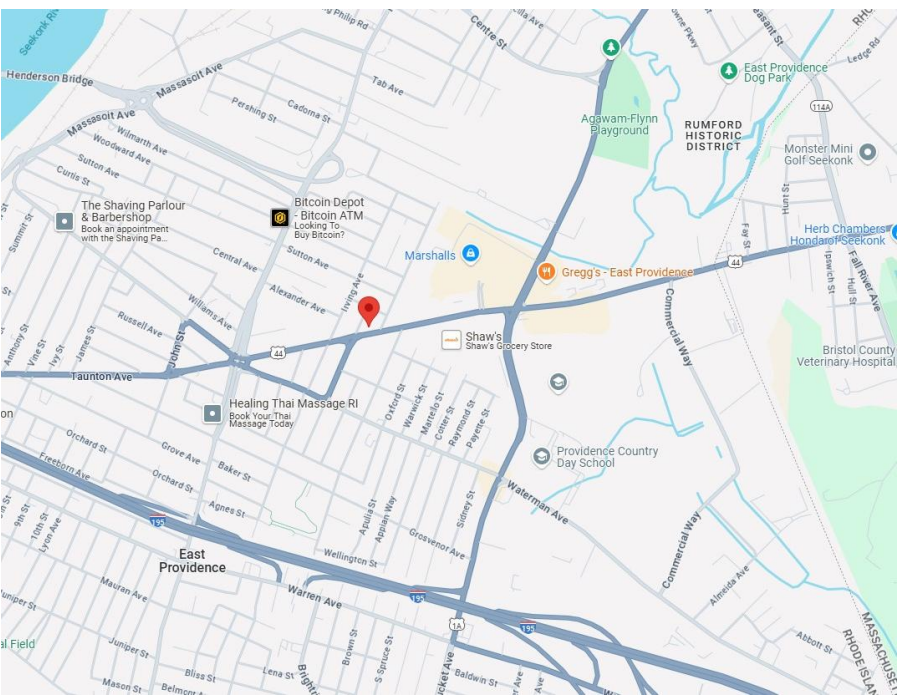
This property is zoned Commercial 4 Highway business, (C-4)

INVESTMENT

This property is owner occupied & will be delivered vacant.

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
POPULATION	14,060	102,801	357,349
HOUSEHOLD INCOME	\$74,505	\$101,018	\$84,543



CONTACT

Jay Kern

Office: 401-331-9300

Cell: 401-523-1049

Email: jkern@sreari.com

