

RETAIL SPACE FOR SALE



# American Picture Frame

1094 Bald Hill Warwick  
Warwick, RI 02886





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1094 Bald Hill Rd  
Warwick, RI 02886

## Property Highlights

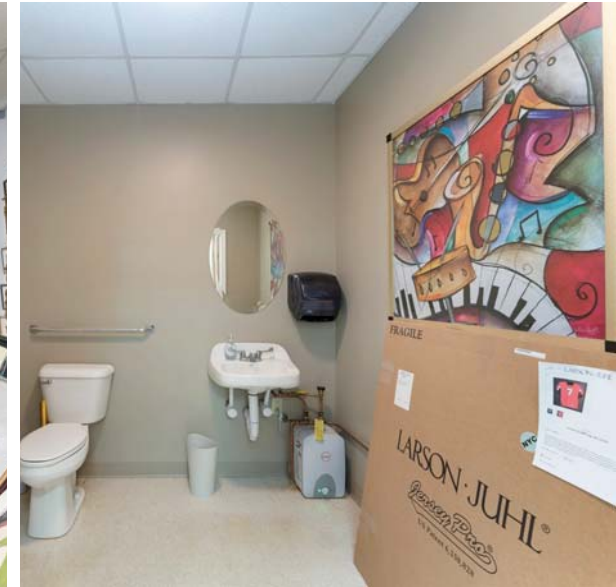
- There are multiple opportunities here beginning with a 5,100 sq ft commercial retail property featuring 2 units on almost a half acre of land in the middle of Bald Hill Road.
- The main unit is currently used as a picture framing business that can be purchased along with the building, business and Real Estate can be purchased together.
- Property features ADA compliant entry, ADA compliant bathroom, well-kept pavement, 25 parking spaces, 2 oil tanks, 2 electric meters, 5 ton HVAC, fire alarm, monitored internal and external cameras, and high ceilings.
- The 2000 SF tenant unit has 10x10 and 8x10 drive in access.
- The rear of the property abuts a piece of land, 1.38 acres, which currently has a single family home on it. It is a 3 bed, 1.5 bath, 1248 SF Colonial home at 818 Tollgate Road, which can also be included in the sale.

## Area Amenities

- Bus Line
- Property Manager on Site
- Pylon Sign
- Security System
- Signage
- Monument Signage
- Air Conditioning

## Daily Traffic Numbers

Over 20,000 vehicles per day.



For more information, please contact:

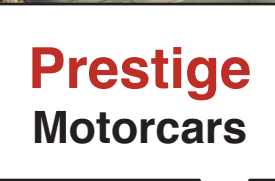
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**kw** LEADING  
EDGE  
KELLERWILLIAMS.  
REAL ESTATE

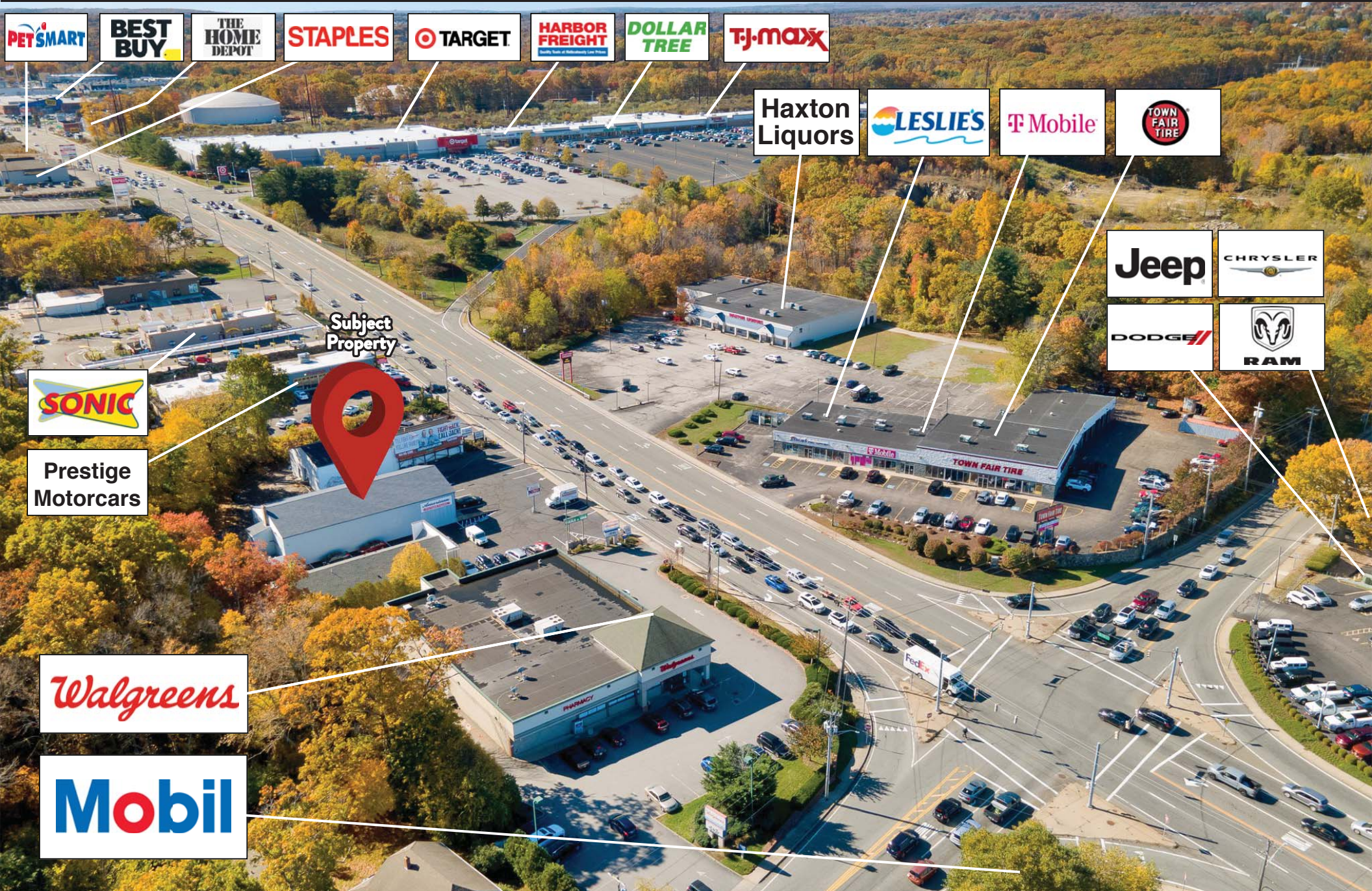
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**Subject  
Property**



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Subject Property





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at&t  
**TRADER JOE'S**  
**SMASH BURGER**

**BURGER KING**  
**Auto Zone**  
FedEx Office  
**Mobil**

Tollgate Dental Associates Ltd  
**Walgreens**  
*Hollywood*  
**NAILS**

**Subject Property**

**RAM**  
**DODGE**  
**CHRYSLER**  
**Jeep**

Gate Road  
Bald Hill Road

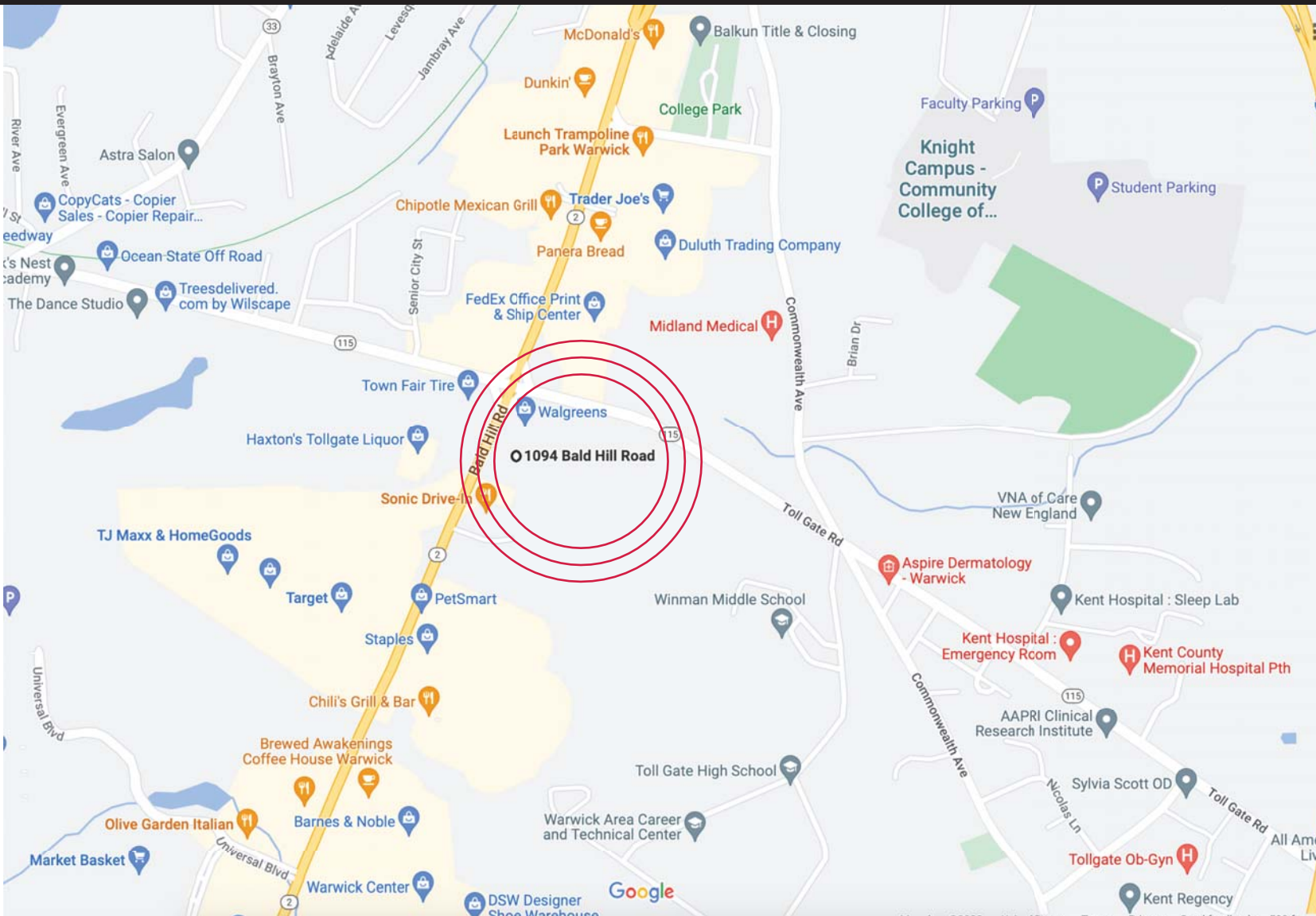
**TOWN FAIR TIRE**  
**T Mobile**  
**LESLIE'S**



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## 1094 Bald Hill Rd

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1. Walgreens - (207 ft)
2. Haxton Liquors - (476 ft)
3. Verizon - (0.1 mile)
4. Bald Hill Dodge Jeep - (0.1 mile)
5. Sonic - (0.2 mile)
6. FedEx - (0.2 mile)
7. Panera - (0.3 mile)
8. Petsmart - (0.3 mile)
9. Target - (0.3 mile)
10. Staples - (0.3 mile)
11. Chili's - (0.3 mile)
12. Brewed Awakenings - (0.4 mile)
13. Trader Joe's - (0.4 mile)
14. McDonalds - (0.4 mile)
15. TJ Maxx - (0.4 mile)
16. Olive Garden - (0.5 mile)
17. Dunkin' - (0.5 mile)
18. Land Rover - (0.6 mile)
19. Market Basket - (0.7 mile)
20. Herb Chambers - (0.7 mile)
21. Midland Medical - (0.7 mile)
22. Barnes & Noble - (0.7 mile)
23. DSW Designer - (0.7 mile)
24. Inskip - (0.9 mile)
25. Walmart - (1.2 miles)

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