

Commercial/Business - Commercial Sale - MLS # 1398763 - Active



466 Washington Street, Coventry, RI 02816

Neighborhood: **Anthony**

RE Taxes/Yr: **\$11,112 / 2025**

List/Lease Pr: **\$900,000.00**

Exempt Inc: **No**

Original LP: **\$900,000.00**

Assessment: **\$592,700**

DOM: **94**

Asso Fee/Per:

Fire Dist Tax: **\$1,737**

Year Built: **1918**

Condo Y/N: **N**

Use Type: **Mixed Use**

Type: **Multi Family, Retail**

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Public Rems:

Strong investment opportunity in Coventry! This mixed-use property includes six fully occupied residential units delivering steady income, plus a vacant 480 sq ft detached retail space offering immediate value-add potential. Ample parking supports both residents and future commercial use. Recent upgrades include a newer roof (3 years old), multiple new heating systems, and a recent connection to public sewers. Conveniently located near highways and everyday amenities, creating a practical and well-rounded addition to any portfolio.

General Information

Building Name:

Business Name:

Franchise Y/N: **No**

Franchise Name:

Divisible Y/N:

Freestanding Y/N:

Possible Use: **Mixed Use, Multi-Family, Retail**

Short Sale: **No**

Units Leased: **7**

Under Construction: **No**

Leased Land: **No**

Zoning:

RE Lic Owner: **No**

Subsidized Housing:

REO Bank Owned: **No**

Time Share:

Historic: **None**

Elevation Cert: **No**

Loma: **No**

Bedroom Units

Bedroom Units

Totals

1-Bedrooms: **2**

2-Bedrooms: **4**

3-Bedrooms:

Efficiencies: **1**

Total Units: **7**

Total Unit Rent:

Units

Unit	# Units	Total SqFt	Total Rent	Ceiling	Date Avail	Floor	Status
Residential	1	720	\$1,150				Third Party no lease
Residential	1	720	\$1,250				Third Party no lease
Residential	1	720	\$1,200				Third Party no lease
Residential	1	720	\$1,300				Third Party no lease
Residential	1	720	\$1,250		12/01/2025		Third Party w/lease
Residential	1	720	\$1,100				Third Party no lease
Retail	1	480	\$0				Vacant
Totals	7	4,800	\$7,250				

Building / Site / Utilities

Assessor Lot: **122**

Assessor Block:

Assessor Plat: **56**

Area Source:

Apx Lot SqFt: **15,682**

Basement:

Bldg Area Total: **4,800**

Elev/Escal Type:

Furnished Y/N:

Equip Included:

Non-Garage Spcs: **18**

Parking Total: **18**

Story: **3**

Stories Total: **3**

Ceiling Height: **7-9 Ft**

Site Acres: **0.36**

Loading Door: **None**

Foundation Type: **Concrete**

Fndtn L x W:

Building: **Frame, Livable, Residence**

Road: **Black Tar, State, Street Lights**

Location: **Suburban**

Site: **Paved**

Electric: **100 Amps, Circuit Breaker, Common Meter**

Water Supply: **Connected**

Sewer: **Connected**

Heating System: **Baseboard, Forced Air**

Subject To:

Have: **Gas**

Gas: **Connected**

Near: **Bus, Hospital, Public School, Shopping**

Financial

PL Statement: **No** Vacancy Rate: **5** Owners Gross Income: **\$97,800** Owner Expenses:
Owner Pays: **Sewer, Trash Services, Water**
Tenant Pays: **Electric, Heat**

Energy Efficiency/Sustainability Features

Construction: **No**

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Client Full

Listed By:Churchill & Banks Co., LLC

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