

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****View Live Mortgage Info**

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:

No

Franchise Y/N:

Divisible Y/N:

Possible Use:

Mixed Use, Multi-Family, Retail

Under Construction:

No

Leased Land:

No

Subsidized Housing:

REO Bank Owned:

No

Elevation Cert:

No

Loma:

No

Business Name:

Franchise Name:

Freestanding Y/N:

Short Sale:

No

Zoning:

Time Share:

Units Leased: **7**RE Lic Owner: **No**Historic: **None****Bedroom Units****Bedroom Units****Totals**

1-Bedrooms:

2

2-Bedrooms:

4

3-Bedrooms:

Efficiencies:

1

Total Units:

7

Total Unit Rent:

Units

<u>Unit</u>	<u># Units</u>	<u>Total SqFt</u>	<u>Total Rent</u>	<u>Ceiling</u>	<u>Date Avail</u>	<u>Floor</u>	<u>Status</u>
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 / UtilitiesAssessor Lot: **122**

Assessor Block:

Assessor Plat: **56**

Area Source:

Apx Lot SqFt: **15,682**

Basement:

Furnished Y/N:

Bldg Area Total: **4,800**

Elev/Escal Type:

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:

Site: **Suburban**

Electric:

Water Supply: **100 Amps, Circuit Breaker, Common Meter**

Sewer:

Heating System: **Connected**

Subject To:

Have:

Gas:

ConnectedNear: **Baseboard, Forced Air**
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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