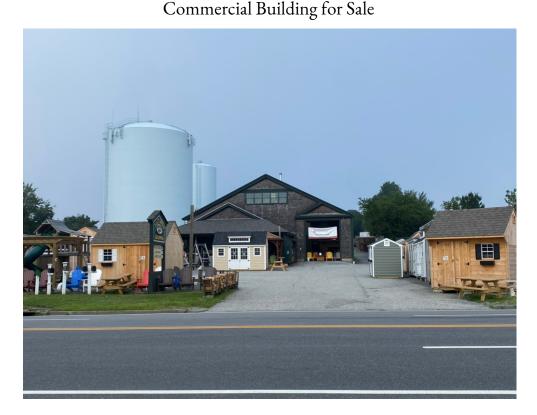
NEWPORT, RI



EST.2023

PARTNERS IN REAL ESTATE

1960 East Main Road Portsmouth, RI 02871



Discover an exceptional commercial opportunity at 1960 East Main Road in Portsmouth, the longstanding home of Bill Sales for almost 5 decades. This versatile property features a 7,584 square foot steel structure situated on 1.55 acres of prime, commercially zoned land along the high-traffic East Main Road. Built in 2010, the building features young systems. The spacious interior comprises over 6,600 square feet of warehouse space with efficient radiant flooring, 960 square feet of ground-floor retail area, and an additional 960 square feet of secondary retail and office space on the second floor. With excellent visibility and exposure to heavy traffic, this property is ideal for various business ventures. As Bill Sales prepares to relocate their wood business to their Tiverton location, this presents a rare opportunity to acquire a well-maintained, strategically located commercial property with immense potential.

> 401- 324-0048 221 THIRD STREET, SUITE 200, NEWPORT RI 'THE BUBBLEGUM FACTORY'

SALE PRICE:	\$1,950,000
PROPERTY TYPE:	Commercial Warehouse and Retail Building
BUILDING SIZE:	 7,584 SqFt Approximately 6,600 SqFt warehouse 960 SqFt first floor retail 960 SqFt second floor retail & office
LOT SIZE:	1.55 Acres 67,518 SqFt
ZONING:	C- Commercial Zoning
AGE:	Built in 2010
TAXES:	\$9,411.19/ Year per 2024 commercial tax rate
WATER:	Publicly connected
SEWER:	Septic System installed in 2001, 1,000 gallon tank with 1 galley *can be driven over*
ELECTRIC:	3 Phase 400 Amp
HEAT/ AC:	Gas fired Heating and Cooling. Radiant flooring in warehouse. Cooling only in retail and office space.
RESTROOMS:	1 full bathroom
GARAGE DOOR:	Front Door: 12'W x 14'H Back Door: 12'W x 16'H

FOR ADDITIONAL INFORMATION CONTACT: KIRBY & KIRBY (401)324-0048

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