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NEWPORT, RI

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KIRBY  
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EST. 2023

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PARTNERS IN REAL ESTATE

1960 East Main Road

Portsmouth, RI 02871

Commercial Building for Sale



Discover an exceptional commercial opportunity at 1960 East Main Road in Portsmouth, the long-standing 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.

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401- 324-0048

221 THIRD STREET, SUITE 200, NEWPORT RI

'THE BUBBLEGUM FACTORY'

<b>SALE PRICE:</b>	\$1,950,000
<b>PROPERTY TYPE:</b>	Commercial Warehouse and Retail Building
<b>BUILDING SIZE:</b>	7,584 SqFt <ul style="list-style-type: none"> <li>- Approximately 6,600 SqFt warehouse</li> <li>- 960 SqFt first floor retail</li> <li>- 960 SqFt second floor retail &amp; office</li> <li>-</li> </ul>
<b>LOT SIZE:</b>	1.55 Acres   67,518 SqFt
<b>ZONING:</b>	C- Commercial Zoning
<b>AGE:</b>	Built in 2010
<b>TAXES:</b>	\$9,411.19/ Year per 2024 commercial tax rate
<b>WATER:</b>	Publicly connected
<b>SEWER:</b>	Septic System installed in 2001, 1,000 gallon tank with 1 galley *can be driven over*
<b>ELECTRIC:</b>	3 Phase   400 Amp
<b>HEAT/ AC:</b>	Gas fired Heating and Cooling. Radiant flooring in warehouse. Cooling only in retail and office space.
<b>RESTROOMS:</b>	1 full bathroom
<b>GARAGE DOOR:</b>	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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