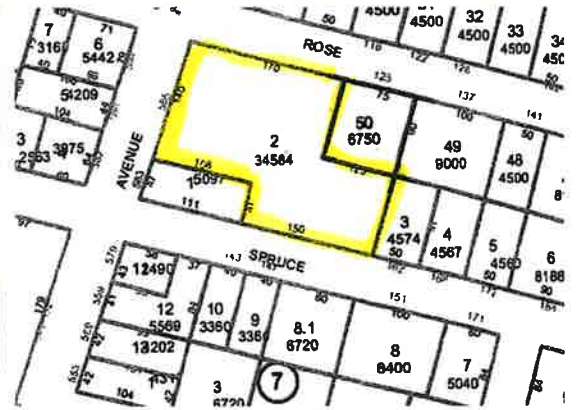


585 Warren Avenue

East Providence, Rhode Island 02914 | MLS #1401565 | Commercial/Business

LIST PRICE

\$1,750,000



Parcel / plat map — subject lot outlined in yellow

PROPERTY OVERVIEW

Rare redevelopment opportunity in East Providence, RI — a freestanding, two-story commercial building totaling approximately 9,600 sq ft on a 0.79-acre (34,584 SF) corner lot at the signalized intersection of Warren Avenue and Taunton Avenue. Zoned C-3 Commercial & Residential, the site offers exceptional visibility, ample parking, and strong condo conversion potential. Building also a parking garage on a lower level.

PROPERTY DETAILS

Address	585 Warren Ave, East Providence, RI
List Price	\$1,750,000
Building Size	9,600 SF (approx.)
Lot Size	34,584 SF (0.79 Acres)
Zoning	C-3 Commercial & Residential
Stories	2 along with lower-level parking
Parking	40+ cars, on-site surface parking
Location	Signalized corner — Warren & Taunton Ave
County	Providence County
MLS #	1401565

KEY HIGHLIGHTS

23-Unit Condo Conversion Potential

Projected gross revenue of \$9,085,000 across 23 units based on East Providence comps averaging \$340,000 median sold price.

Strong Market Fundamentals

East Providence condos averaging 41 days on market with ~86% selling at or above list price.

Corner Visibility & Access

High-traffic signalized intersection with excellent ingress/egress, prominent signage, and direct access from two arterials.

REDEVELOPMENT OPPORTUNITIES

CONDO CONVERSION

Up to 23 units. Projected net ~\$8.36M.

OWNER-OCCUPY

Ideal for medical, office, or service use.

MIXED-USE

Ground-floor commercial, upper residential.

INVESTMENT HOLD

Lease up in a supply-constrained corridor.

INVESTMENT NOTE

The upside is strong — a completed ZDS schematic for 23 condominiums in an undersupplied East Providence market. The key variable is construction and holding costs. The site's excess residential land can be subdivided and sold as standalone building lots, producing proceeds before construction begins that offset development cost and creates a largely self-funding renovation.

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Information deemed reliable but not guaranteed. All measurements approximate. Interested parties must conduct their own due diligence.