

REDEVELOPMENT/ADAPTIVE REUSE PROPERTY FOR SALE



565 & 581 NORTH MAIN STREET

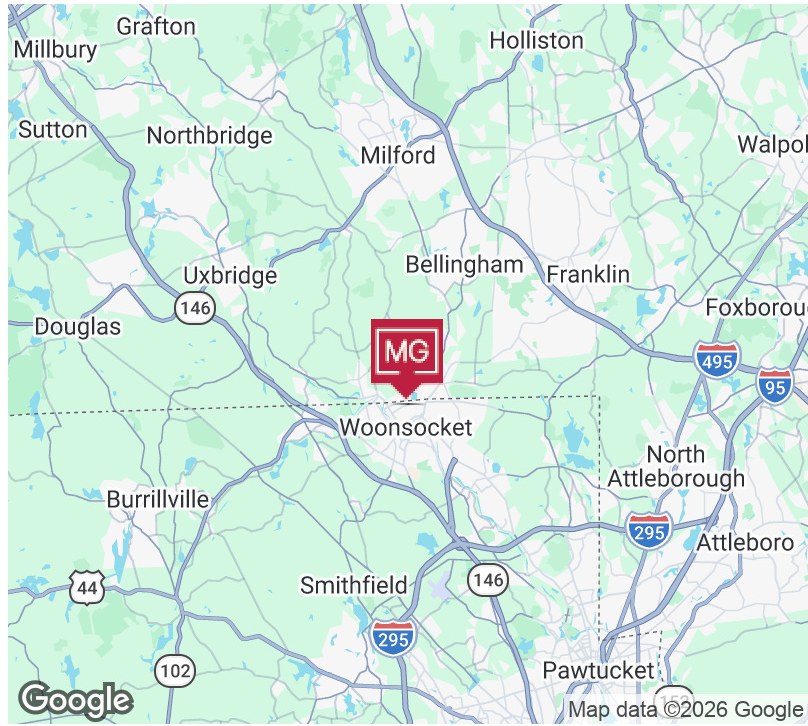
Woonsocket, RI 02895

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The property consists of two brick buildings totaling approximately ±100,862 SF on ±2.13 acres (Plat Map 20 / Lots 76 & 84). The site includes a three-story ±87,269 SF building at 565 N. Main Street and a two-story ±13,593 SF building at 581 N. Main Street, offering substantial scale, upgraded infrastructure, and significant adaptive reuse potential. Recent capital improvements include a new roof, replacement windows, upgraded fire alarm system, new sewer line, operational freight elevator, and security camera system. Featuring exposed brick, historic character, and convenient access to nearby amenities and transportation corridors, the property presents a compelling opportunity for investors, developers, or owner-users seeking mixed-use conversion, adaptive reuse, or redevelopment potential.

LOCATION DESCRIPTION

Located along North Main Street in Woonsocket, Rhode Island, the property offers strong regional connectivity with convenient access to major transportation corridors. Just minutes from Route 146, the site provides direct access to I-295 and I-95, allowing easy travel to Providence (approximately 20 minutes) and the greater Boston market (approximately 45–50 minutes). The surrounding area includes a mix of residential neighborhoods, local retail, and industrial uses, supporting workforce accessibility and long-term redevelopment potential. Nearby downtown Woonsocket offers a range of amenities, services, and ongoing revitalization initiatives. Positioned within an established urban corridor, the property is well-suited for industrial users as well as potential multifamily redevelopment opportunities.

OFFERING SUMMARY

Sale Price:	\$2,790,000
Lot Size:	2.13 Acres
Building Size:	100,862 SF
Zoning:	I-2 (Heavy Industrial District)
Annual Real Estate Taxes:	\$13,497.81

PROPERTY HIGHLIGHTS

- Two Buildings ± 100,862 SF on 2.13 Acres
- Ideal for Redevelopment or Residential Adaptive Re-Use
- New Roof, Windows, Fire Alarm System, and Sewer Line
- Working Freight Elevator
- Security Camera System
- Multiple Loading Docks

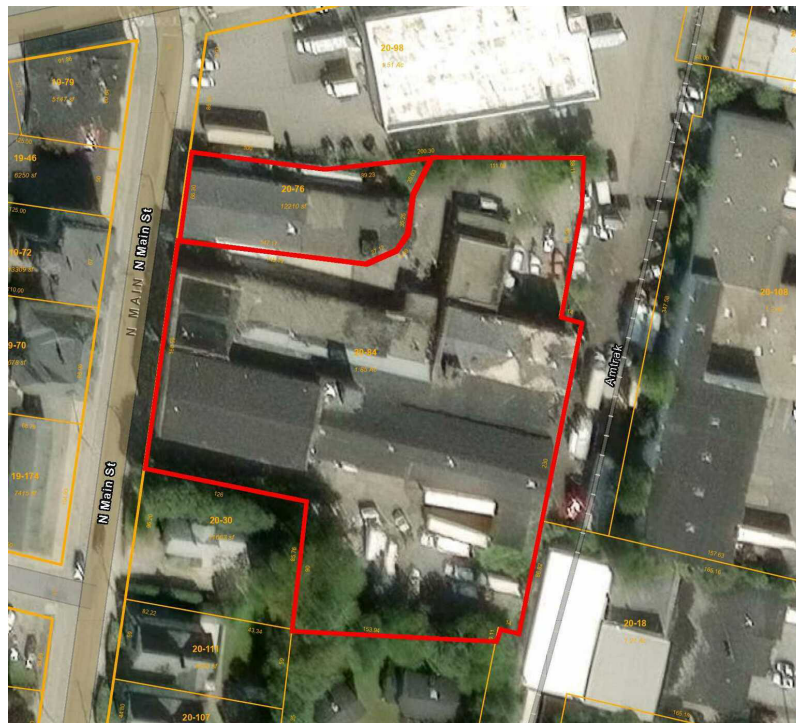
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ADDITIONAL PHOTOS



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