

500 Metacom Avenue Bristol, Rhode Island

sweeney
REAL ESTATE & APPRAISAL

JACKSON CAFFREY

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500 Metacom Avenue, Bristol, Rhode Island

AVAILABLE SPACE

The retail building is 7,015± SF and is fully occupied by month to month locally based tenants. Expansion potential on 2.5 Acres

LAYOUT

In-Line retail with five (5) individual units. Ample area for expansion

PARKING

33+ lined parking spaces, room for expansion if needed

TRAFFIC COUNT

The traffic volume for Metacom Avenue is 21,571

ZONING

This property is zoned LB (Limited Business).

UTILITIES

Sewer, water, electrical & gas are all available & municipal.

FRONTAGE

460+ FT of frontage on the highly traveled Metacom Avenue (RT-136)

LOCATION

The property is located at a signalized intersection of Metacom & Chestnut Street.

NEIGHBORS

Stop & Shop, Walgreens, and Domino's are all along the Metacom Avenue retail corridor. Roger Williams University is nearby.

TAXES

Total taxes for the five parcels are \$10,157 yearly.

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SALE CARD

ASKING PRICE

The asking price is \$3,300,000

TAXES

The estimated taxes are \$10,157 yearly

ZONING

The zoning for this parcel is LB - It is a mixed-use district designed for neighborhood-scale commercial services and high-density residential housing

INVESTMENT

The property holds ample development potential beyond the annual NOI.

CONTACT

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