

OFFICE BUILDING FOR SALE



651 MAIN ROAD

Tiverton, RI 02878

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

5,699 SF mixed-use building on 0.839 acres. 3 commercial office suites with a 3-br apartment, 1,200 SF detached garage-workshop with overhead door, central A/C, heat, and 1/2 bath. Ample parking with curb cuts on Main Road and Pleasant Avenue, 5/1,000 parking off-street. The property offers significant frontage with signage in a premier location surrounded by thriving local and national businesses.

PROPERTY HIGHLIGHTS

- 5,699 SF building
- 4 units
- 5/1000 parking
- 1,200 SF heated and air-conditioned detached garage with 1/2 bath
- Office, retail, mixed-use or residential development

LOCATION DESCRIPTION

The Paquin Insurance Agency building is being offered for sale in Tiverton at 651 Main Road. Located just minutes from Rt. 24 and I-195, this landmark location is available for the first time in over 75 years. Neighbors include Walgreens, CVS, Brown Health, and Bank Newport, just to name a few.

Tiverton, RI, is a picturesque New England town with a rich history and vibrant local community. With easy access to major highways, Providence, Fall River, and Newport are just a short drive away, offering a mix of urban amenities and coastal allure. This prime location presents an exceptional opportunity for investors seeking to establish a presence in a thriving and captivating area.

OFFERING SUMMARY

Sale Price:	\$995,000
Sale Price Reduced From:	\$1,150,000
Building Size:	5,699 SF
Lot Size:	28,745 SF
Number of Units:	4

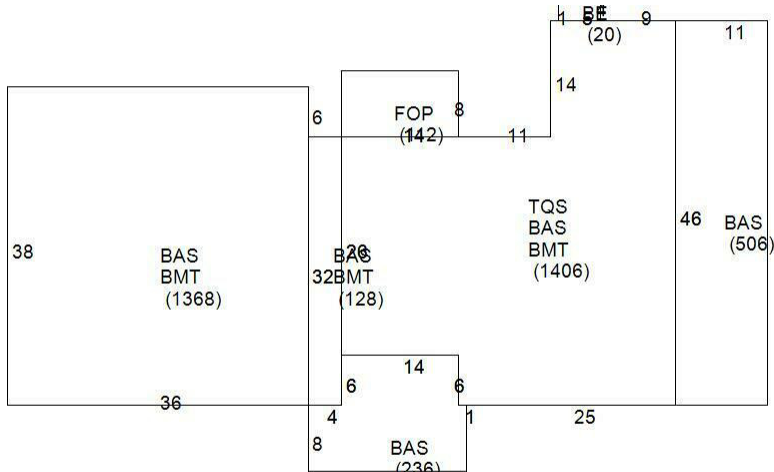
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ADDITIONAL PHOTOS



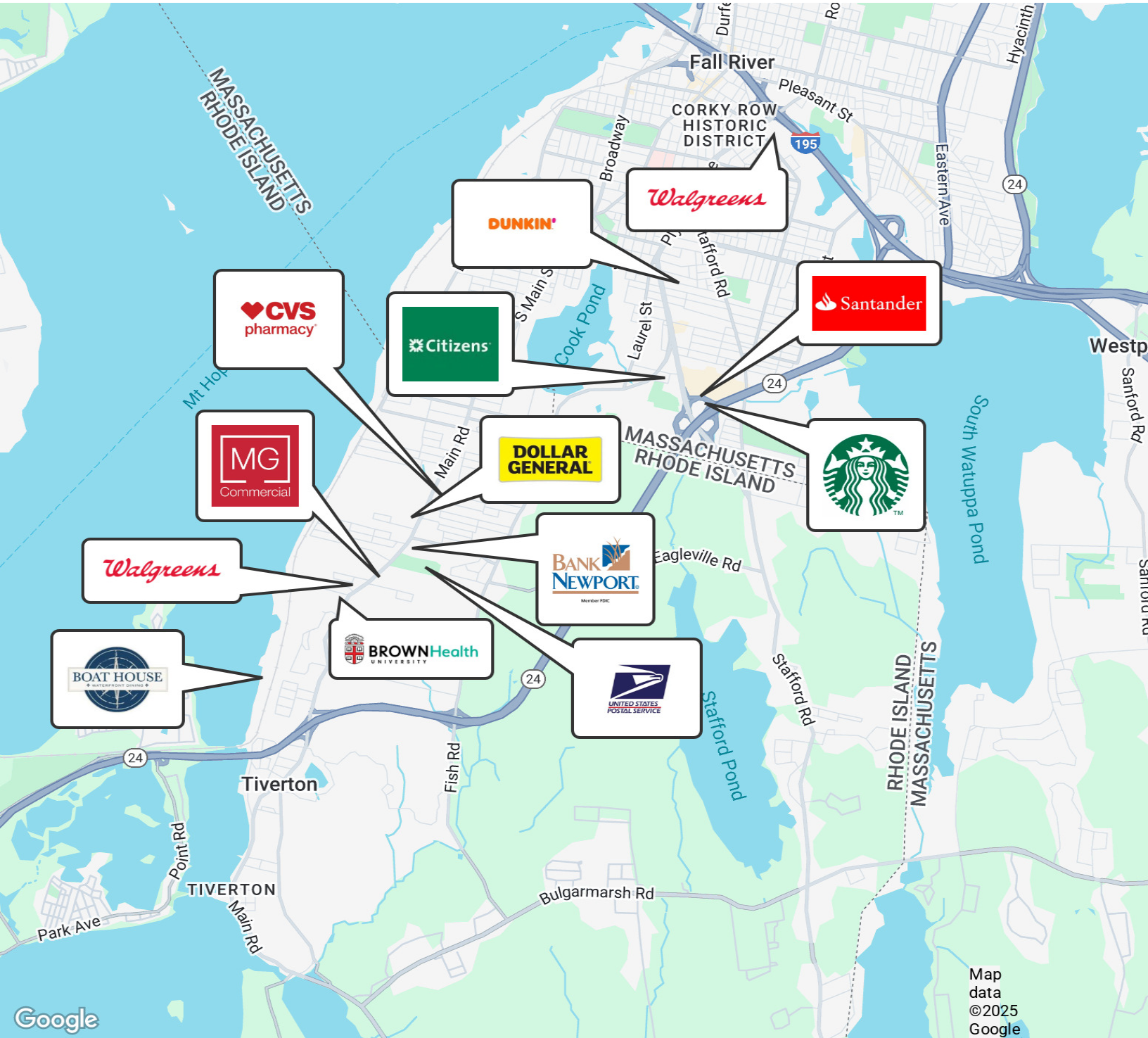
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AREA MAP



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