

# 651 MAIN ROAD

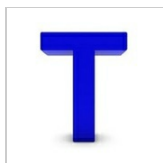
TIVERTON, RI 02878 | MLS #: 1343210

**\$1,200,000** | 35 CAR PARKING | 6700 SQUARE FEET



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- Rare sought-after Main Road (RT 138) COMMERCIAL PROPERTY in the heart of TIVERTON'S BUSINESS DISTRICT.
- Excellent Condition 5,500 SF Building, plus self-supporting 1,200 SF Commercial Garage on the rear of Property. Family Owned.
- Almost 1-Acre with more than 35 Parking Spaces. The property has 194 feet of frontage on Main Road, and 147 feet on Pleasant Avenue.
- The property is air conditioned, and has updated electrical service and heating systems.
- There are six current/prospective lease/rental units generating approximately \$100,200 in income annually.
- The portion of the building currently leased by a national insurance agency, is a suite which presently has 11-plus staff offices/cubicles, kitchen, storage and more.
- Long-term tenants-at-will occupy a first floor suite used for a wellness business, and a second floor 3-bedroom apartment unit.
- The Business District includes many dozens businesses such as a US Post Office, BankNewport, lumber yard/hardware company, grocery stores, gas stations, coffee shops and much more.



## AGENT INFORMATION

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