

# COMMERCIAL FOR SALE - PRIME DEVELOPMENT OPPORTUNITY 40,000+ SF LOT ON RT. 1 ZONED GENERAL BUSINESS



**1221 POST ROAD, WARWICK, RI 02888**

## PROPERTY HIGHLIGHTS:

- 40,000± square feet of land zoned General Business
- ± 250' of frontage along Post Road (State Route 1) commercial corridor
- Post Road Traffic count of 25,000 to 30,000 ADDT (Estimate)
- Corner location with high visibility and ingress and egress from both streets
- Less than 1/2 mile to State Route 37 and easy access to I 95 and 1.5 miles from TF Green State Airport.

## PROPERTY DESCRIPTION:

The property is improved with an approximate 3,408 square foot structure that has been used as an office building and an approximate 528 square foot detached garage, built circa 1958. The improvements are situated on 40,000+ square feet of land zoned General Business District allowing a diversity of commercial establishments including retail, service, office and automotive related uses.

## LOCATION DESCRIPTION:

The property is located on Post Road (RI State Route 1) in the northeast corner of the City of Warwick. It has a high visibility corner location along the heavily traveled Post Road commercial corridor and is within one half mile of State Route 37 with convenient access to I 95 and one an one half mile from TF Green Airport.

*For more information contact:*

Sheldon Rodman, President  
[srodman@rodmanrealestate.com](mailto:srodman@rodmanrealestate.com)

Fred A. Petrarca, Broker  
[fpetrarca@rodmanrealestate.com](mailto:fpetrarca@rodmanrealestate.com)

Rodman Real Estate Inc.  
72 Pine Street  
Providence, RI 02903

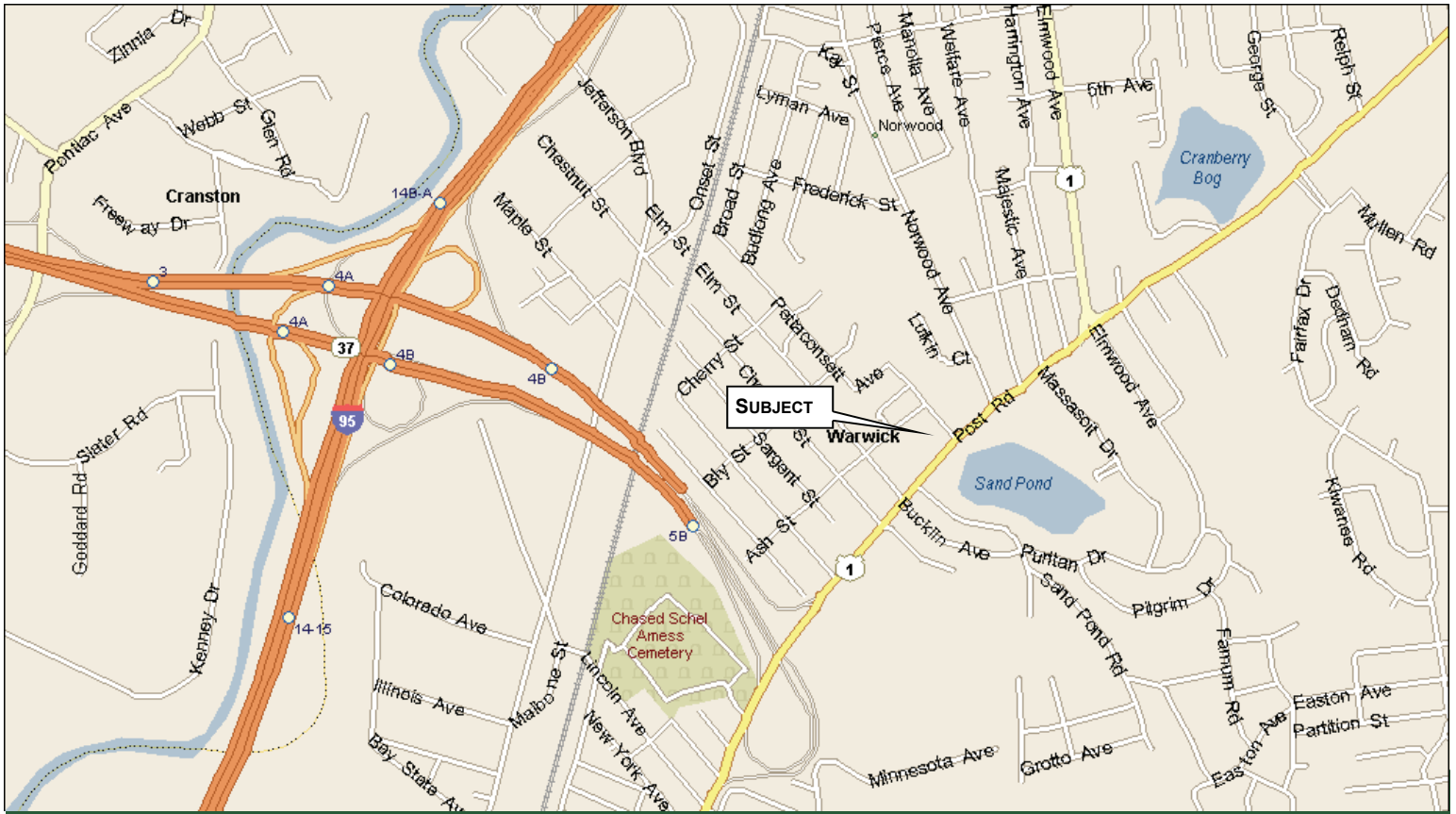
Phone: 401-273-2270

Fax: 401-273-2273



[www.rodmanrealestate.com](http://www.rodmanrealestate.com)

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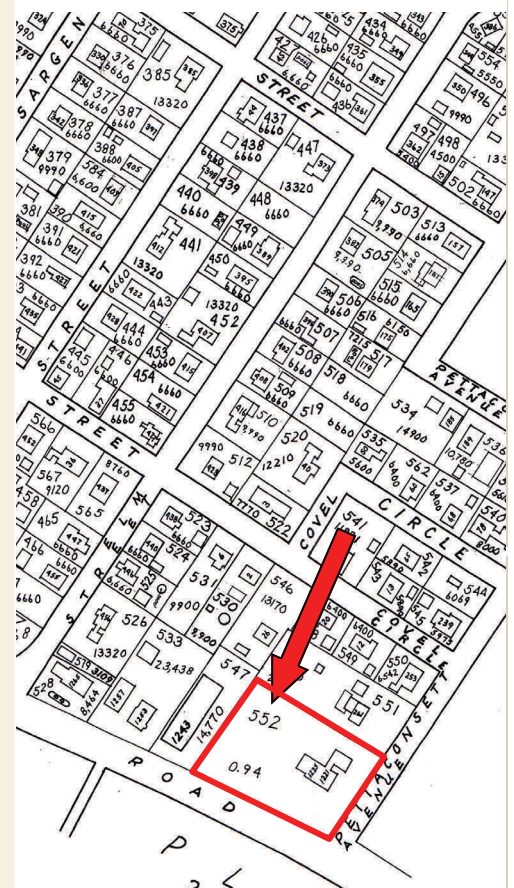


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### SPECIFICATIONS:

- Plat / Lot..... Plat 297 Lot 552
- Gross Building Area..... 3,408± Sq. Ft. (Assessor)
- Basement Area..... 2,388± Sq. Ft. (Assessor-Not inc. in GBA)
- Outbuilding..... Garage 528± Sq. Ft. (Assessor)
- Heating..... Natural Gas
- Year Built..... Circa 1958
- Sewer..... Available (Not connected)
- Gross Land Area..... 40,000± Sq. Ft. (Assessor)
- Annual Real Property Tax..... \$13,381.02 (2014)
- Zoning..... General Business
- Sale Price..... \$875,000.00

### PARTIAL PLAT MAP



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