

1079 AQUIDNECK AVENUE, #2B

Middletown, RI



OFFERED AT \$1,650,000

PROPERTY OVERVIEW

- Warehouse condominium
- 2,400 SF | 20+ ft ceilings
- 760SF Outbuilding
- Flexible commercial / industrial use
- Space for 18+ cars
- 10+ Parking Spaces
- Private location
- Exclusive outdoor space
- Radiant Heat & central AC

PROPERTY HIGHLIGHTS

- 3 full view garage bays with 14' overhead door
- New outbuilding with conditioned space & 2 full view garage doors
- Full service lighting, sound, security
- Air compressor
- CO Detection system
- 3 Dual Bendpak lifts
- 3-phase electric, gas, municipal utilities

OTHER PROPERTY INFO

- Taxes: \$4,483
- Assessment: \$330,000
- Plat: 113 Lot: 33
- Zoning LBA

Jeff Brooks

Realtor

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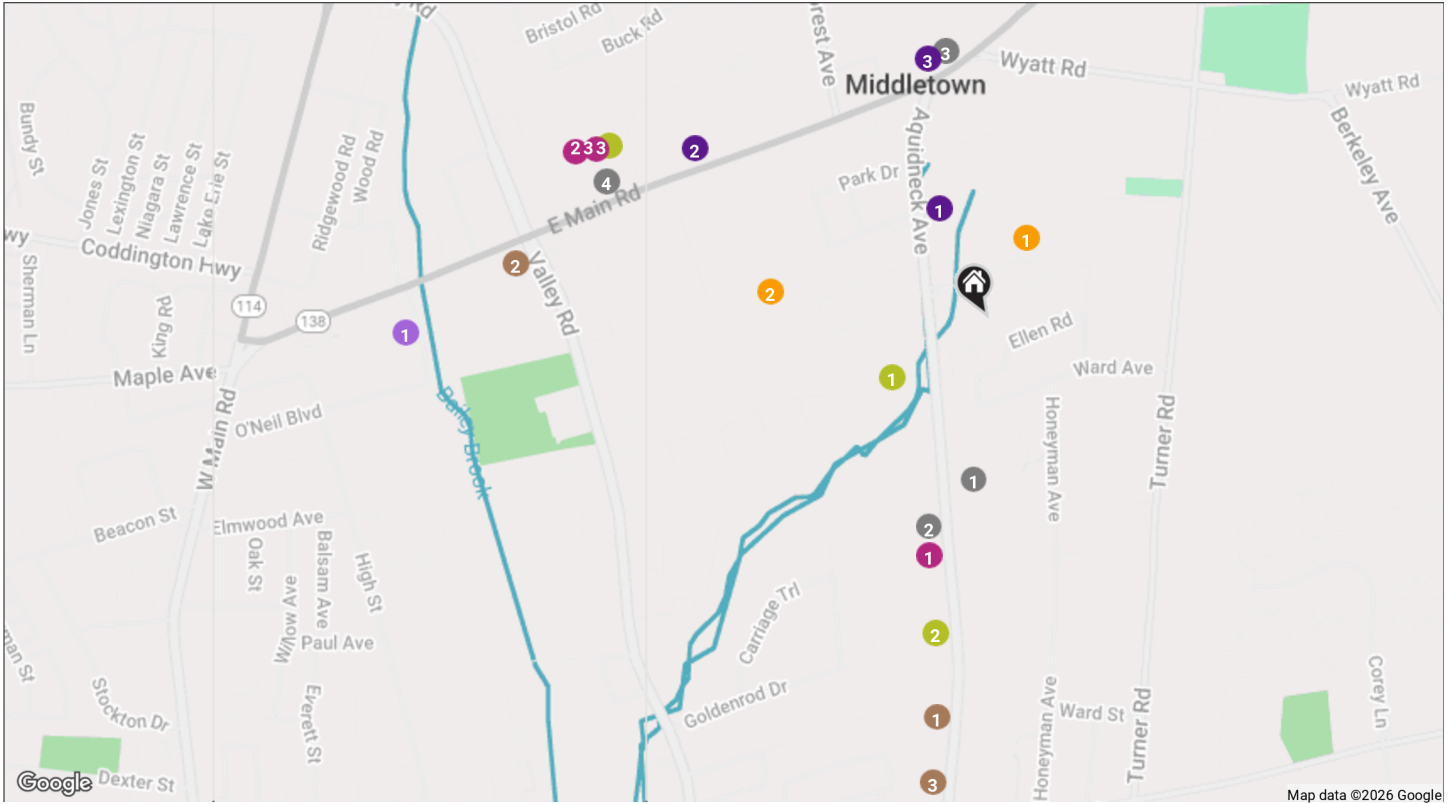
www.aquidneckislandre.com

For virtual contact card



	2024	2025
Management	4,080.00	4,080.00
Insurance	7,760.00	7,760.00
CPA	800.00	800.00
Annual Report	72.50	72.50
Electric	-	-
Snow Removal	1,500.00	1,500.00
Fire Alarm	560.00	560.00
Landscape	6,125.00	8,695.00
Capitol Reserve Contribution	3,000.00	3,000.00
Tax & Misc.	-	-
Total	23,897.50	26,467.50
52.94% ABC	1,054.28	1,167.66
22.93% NSF	456.64	505.75
24.13% JW	480.54	532.22

1079 Aquidneck Ave, #2A, Middletown, RI 02842



RESTAURANTS

- 1 Anthony's Seafood
963AQUIDNECKAVENUE, 0.2 MI
- 2 Pickles-A Deli
936AQUIDNECKAVENUE, 0.3 MI
- 3 Dunkin'
536EASTMAIN ROAD, 0.4 MI
- 4 McDonald's
288EASTMAINROAD, 0.5 MI

COFFEE

- 1 Custom House Coffee
796 AQUIDNECK AVENUE #7, 0.5 MI

Seasons Corner Market 207 EAST MAIN ROAD, 0.6 MI

Provençal Bakery and Cafe 750 AQUIDNECK AVENUE, 0.6 MI

SHOPPING

- 1 Gil's Appliances
926AQUIDNECKAVENUE, 0.3 MI
- 2 Marshalls
288EASTMAINSTREET, 0.6 MI
- 3 Ocean State Job Lot
288 EAST MAIN ROAD, 0.6 MI

GROCERY

- 1 Shaw's
71EASTMAIN ROAD, 0.8 MI

GYM

- 1 FloorTime Studios
1038AQUIDNECKAVENUE, 0.1 MI
- 2 Innerlight Yoga & Meditation
850AQUIDNECKAVENUE, 0.4 MI
- 3 Anytime Fitness Middletown
288EASTMAINROAD, 0.5 MI

SCHOOLS

- 1 J.H. Gaudet Middle School
1113 AQUIDNECK AVENUE, 0.1 MI
- 2 Middletown High School
130 VALLEY ROAD, 0.3 MI

SERVICES

- 1 Post All Middletown
1151AQUIDNECKAVENUE, 0.2 MI
- 2 Middletown Town Hall
350 EAST MAIN ROAD, 0.4 MI
- 3 Bank of America (with Drive-thru ATM)
530 EAST MAIN ROAD, 0.4 MI



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