

499 EAST MAIN ROAD

Middletown, RI

±15,000 SF MIXED USE PROPERTY / FOR SALE



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HAYES & SHERRY

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**CUSHMAN &
WAKEFIELD**

HAYES & SHERRY

OFFICE / RETAIL / RESTAURANT

499 E MAIN ROAD MIDDLETOWN, RI

TWO (2) BUILDINGS LOCATED ON-SITE

LOCATION

Strategically located at the highly traveled intersection of East Main Road and Aquidneck Avenue the property is well positioned in the Aquidneck Island market. With proximity to the beaches, downtown Newport and the Newport Navy Base, the property is highly accessible from across the market.

ASKING PRICE:
\$2,950,000

THE GRANGE +/-	9,471 SF
THE BARN +/-	4,704 SF
TOTAL	+/-14,175 SF

- Land Area: 1.18 acres
 - Zoning: OBA
- Parking: +/- 32 spaces

**POSSIBLE
CONVERSION TO
APARTMENTS!!!!**

PROPERTY FEATURES:

- The property is comprised of two (2) buildings.
- The Barn is unfinished and currently used as storage. Application submitted for conversion to eight (8) apartments.
- The Grange was fully renovated in 2020 with all new mechanical infrastructure.
- The Grange is currently built-out with a mix of office space and restaurant space.

The Barn

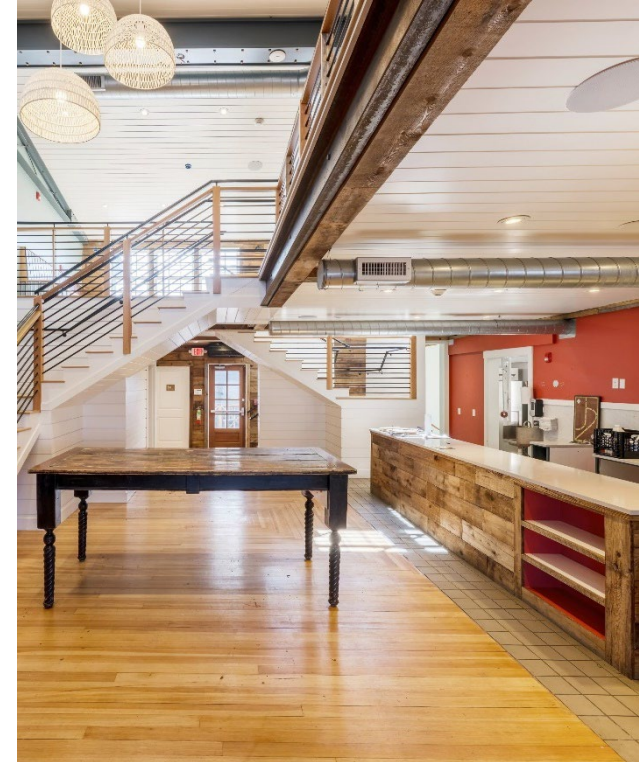


The Grange



The Grange

±9,471 SF







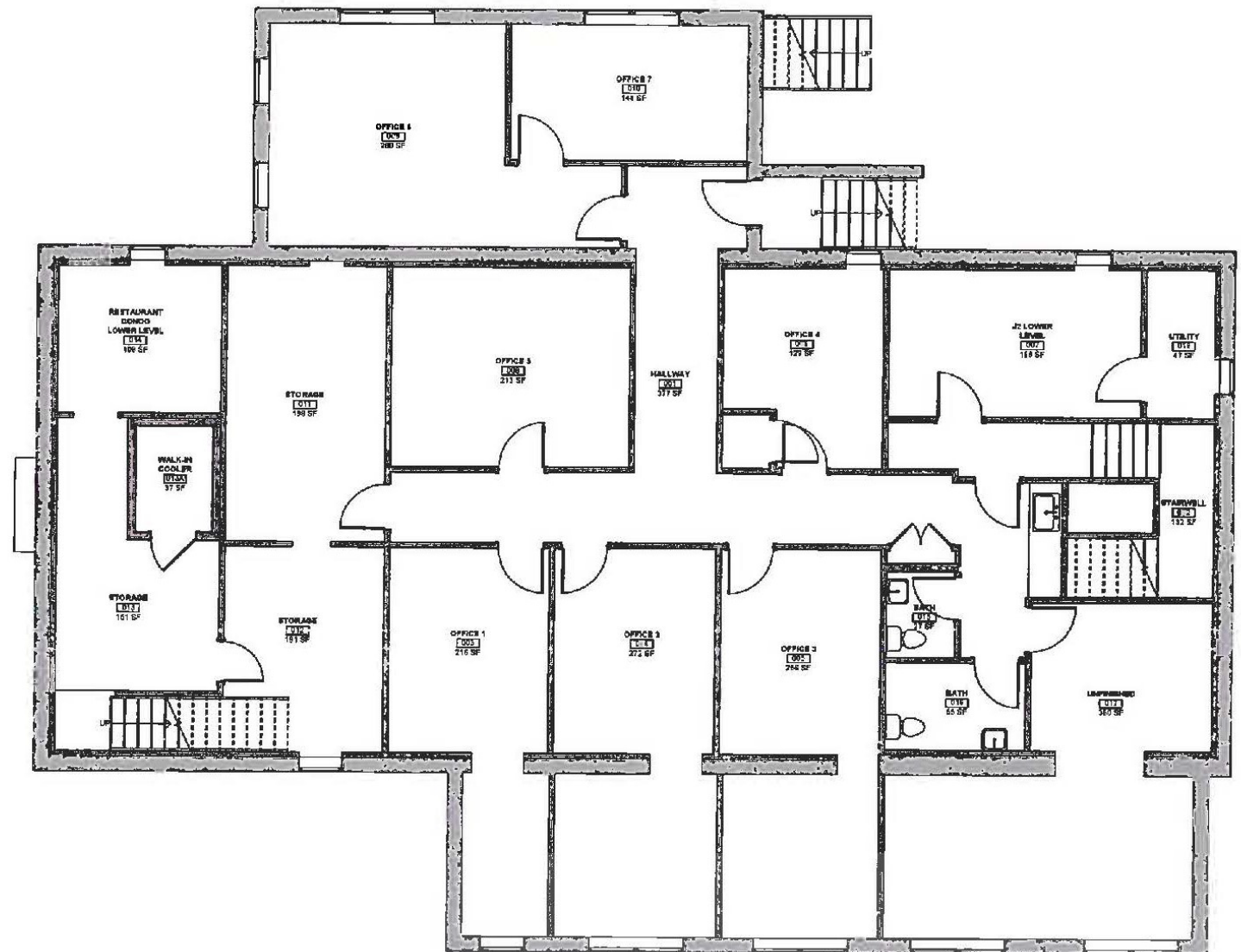


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FLOOR PLAN - LOWER LEVEL

The Grange

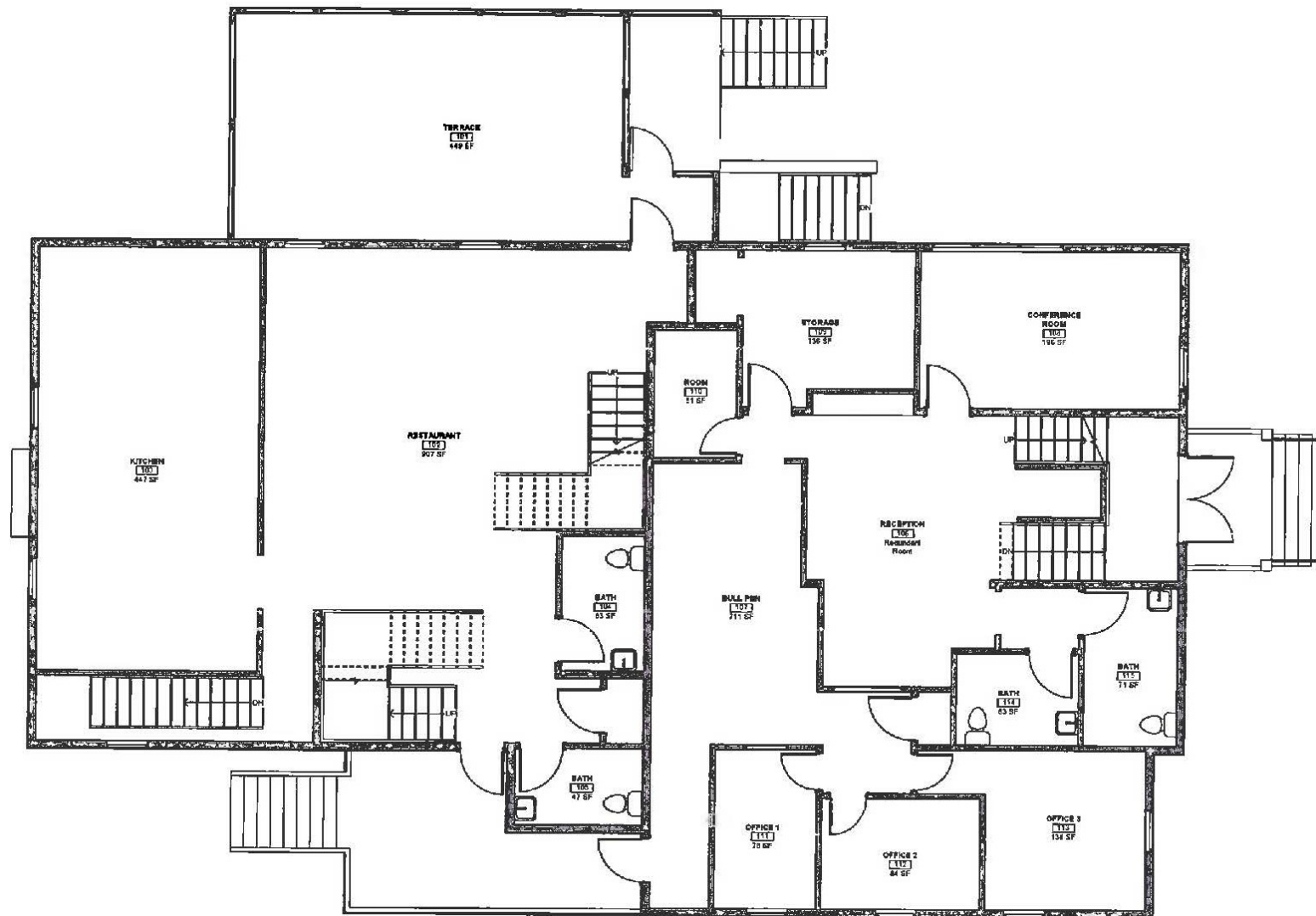


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FLOOR PLAN - FIRST FLOOR

The Grange

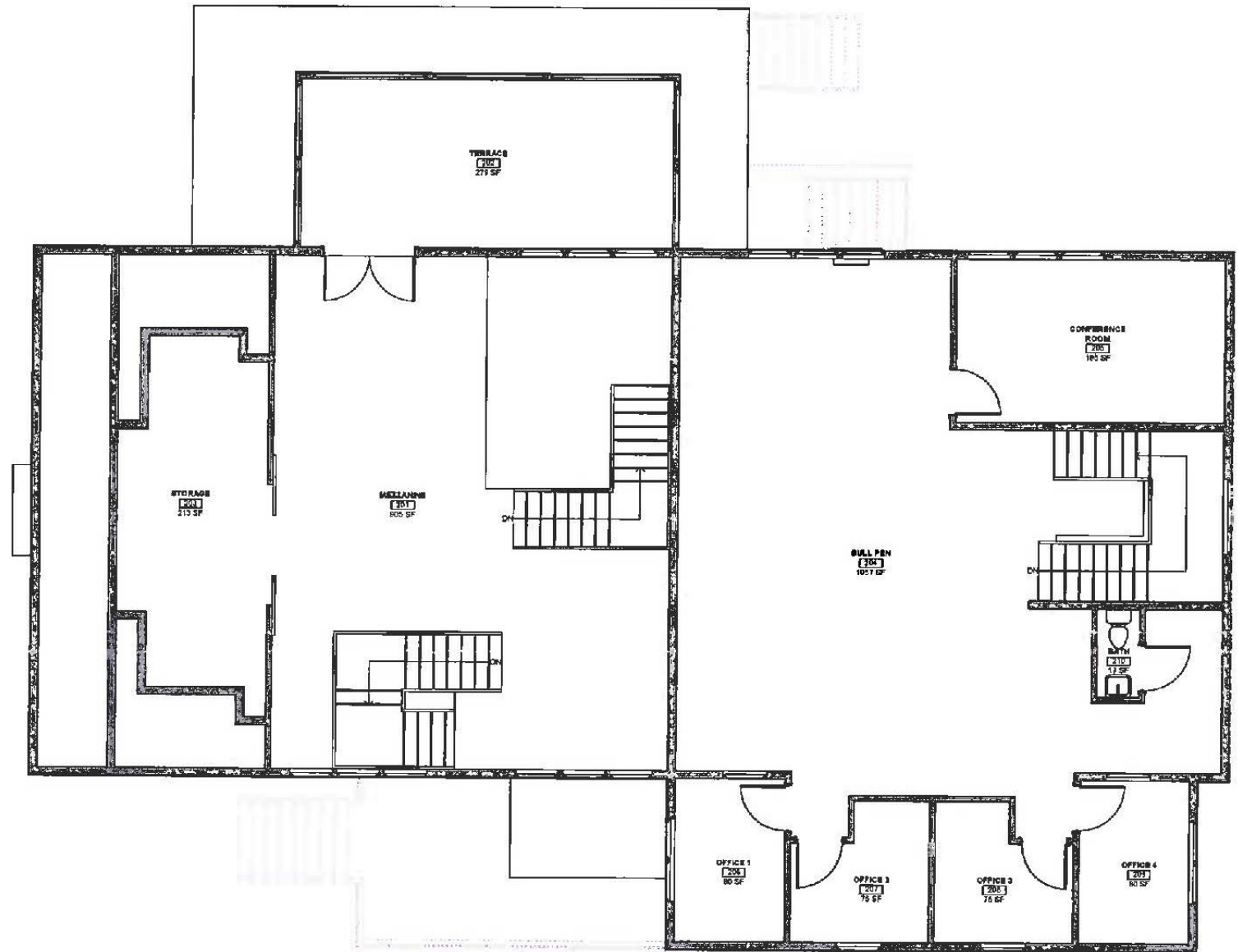


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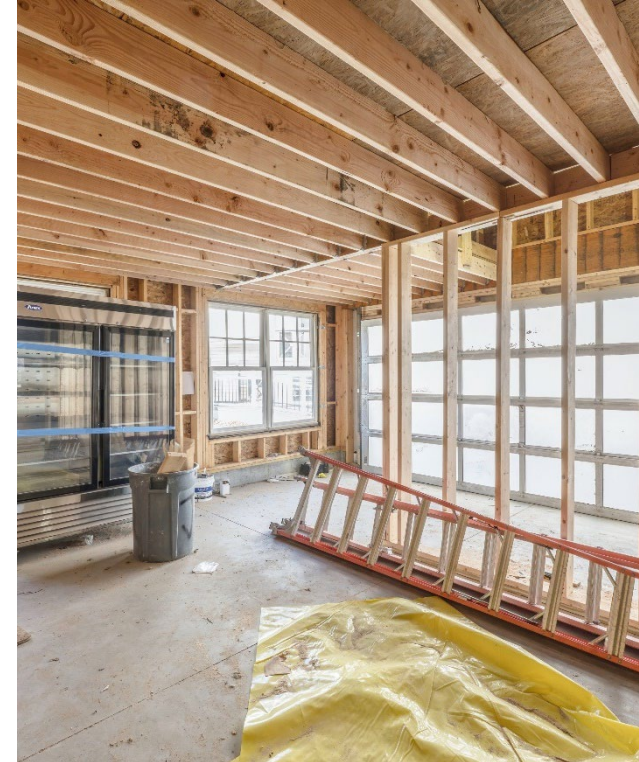
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FLOOR PLAN - SECOND FLOOR

The Grange



The Barn
±4,704 SF



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FLOOR PLAN - PROPOSED EXTERIOR

The Barn Resi Conversion

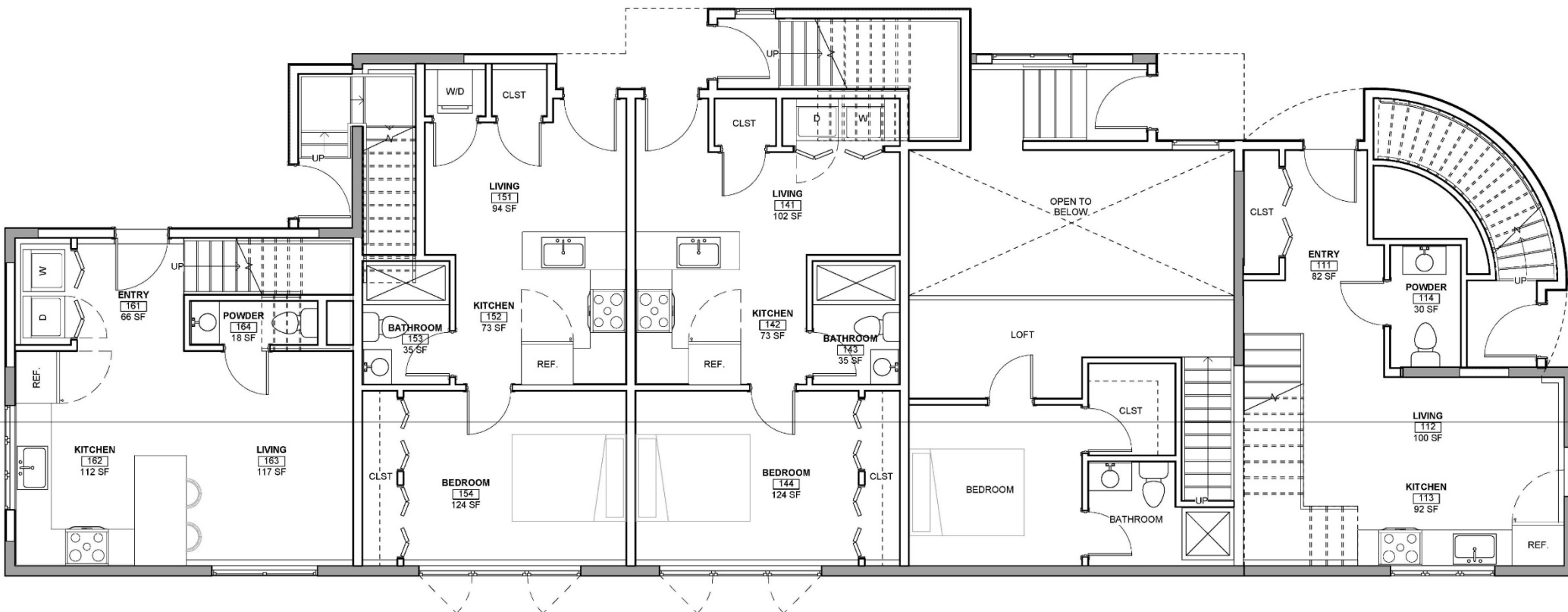


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FLOOR PLAN - PROPOSED FIRST FLOOR

The Barn Resi Conversion

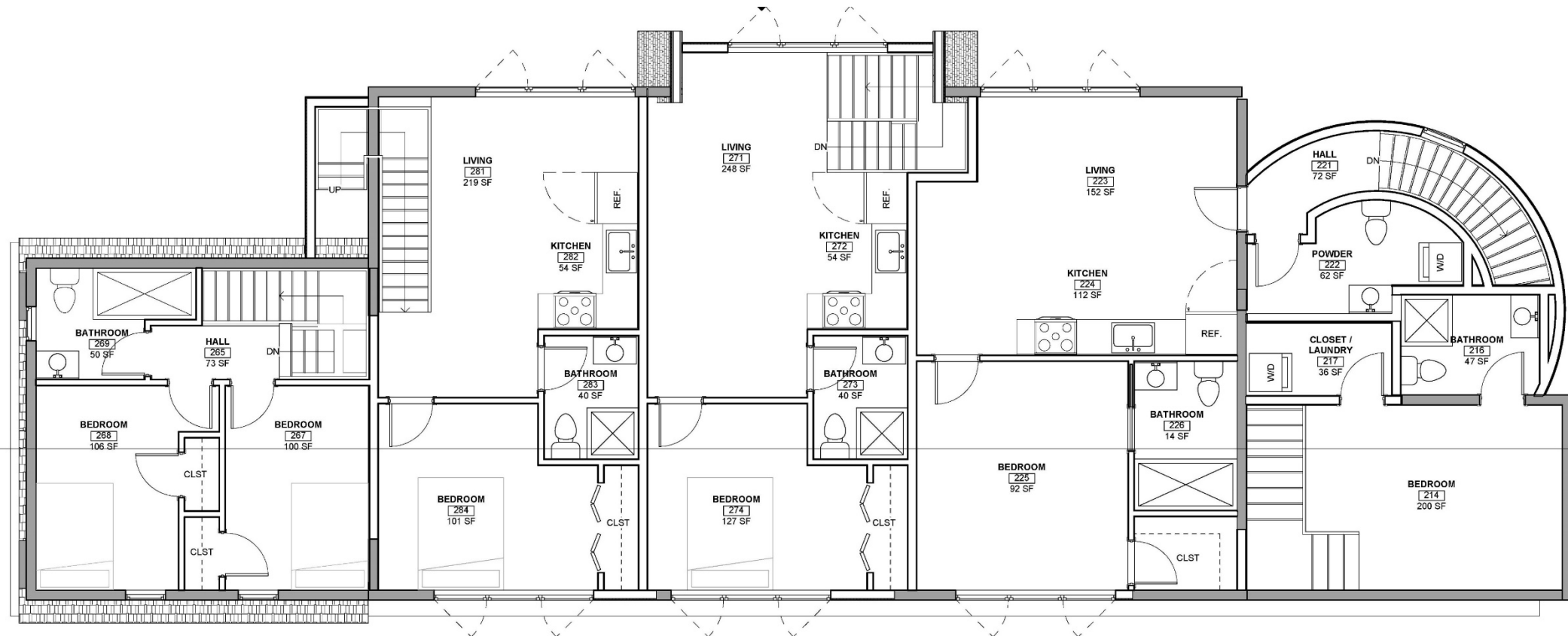


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FLOOR PLAN - PROPOSED SECOND FLOOR

The Barn Resi Conversion



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NEIGHBORHOOD MAP View West

±15,000 SF MIXED-USE / FOR SALE



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NEIGHBORHOOD MAP Overhead View

±15,000 SF MIXED-USE / FOR SALE

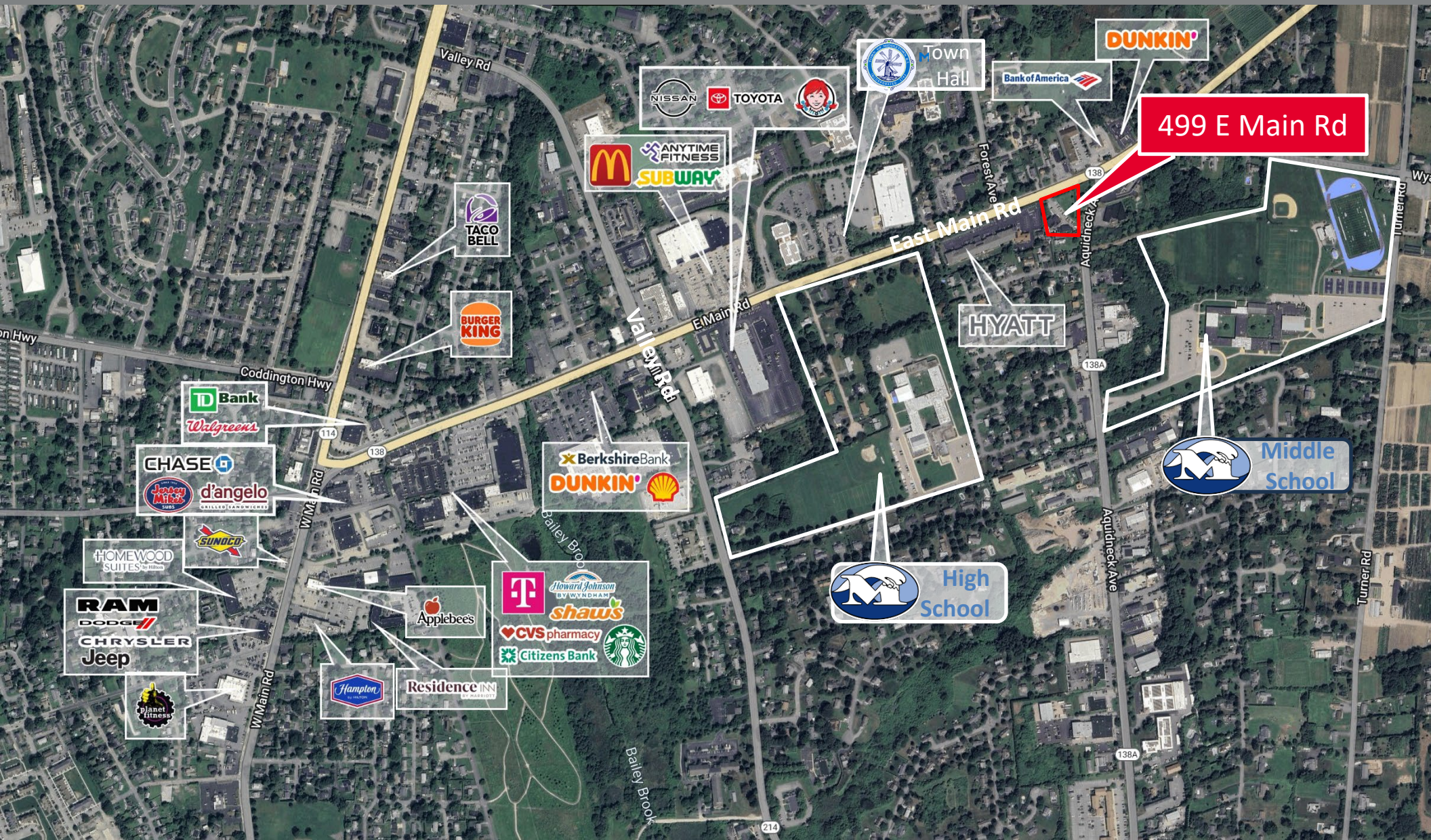


499 EAST MAIN ROAD

Middletown, RI

TRADE AERIAL

±15,000 SF MIXED-USE / FOR SALE



499 EAST MAIN RD

MIDDLETOWN, RHODE ISLAND 02842

For Property Inquiries, please contact:

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*THE PROPERTY IS BEING SOLD SUBJECT TO RI COURT RECEIVERSHIP
PROCEEDINGS AND IS SUBJECT TO PUBLIC ADVERTISEMENT, COMPETITIVE
BIDDING, AND COURT APPROVAL*

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