# **Blair Development site**

## 548-560 Tiogue Ave, Coventry, RI 02816

29559016 Listing ID: Status: Active

Vacant Land For Sale Property Type: Possible Uses: Multi-Family, Office

Gross Land Area: 83,419 SF Sale Price: \$895,000 Unit Price: \$10.73 PSF Sale Terms: Cash to Seller

#### **Overview/Comments**

This property is comprised of 3 lots. 2 have 3 unit apartments .

This property has 725 feet of frontage on the Tiogue Ave and on Lake Tiogue..

Excellent location for boat sales, used car lot, boat and RV storage. Keep rental income from the houses. Projected gross income approximately \$65,000.annually.

Ideal spot for townhouse apartments or condos, Collect rents while waiting approvals.

Sewers available

DO NOT APPROACH TENANTS OR TRESPASS ON THE PROPERTY



### **Real Estate Appraisal**



Location: 548-560 Tiogue Ave. Coventry, RI 02816

#### **General Information**

Tax ID/APN: Zoning: GB Possible Uses: Multi-Family, Office, Retail, Retail-Pad Sale Terms: Cash to Seller

#### **Area & Location**

Market Type: Medium Transportation: Highway Side of Street: Southeast Highway Access: 5 minutes away to I-95 Road Type: Paved, 2-Track Airports: 15 minutes away Property Visibility: Excellent Site Description: flat and cleared Largest Nearby Street: Arnold Rd Area Description: Mixed use, retail,, residential

#### Land Related

720' Topography: Lot Frontage: Level Zoning Description: General Business Soil Type: Sandy

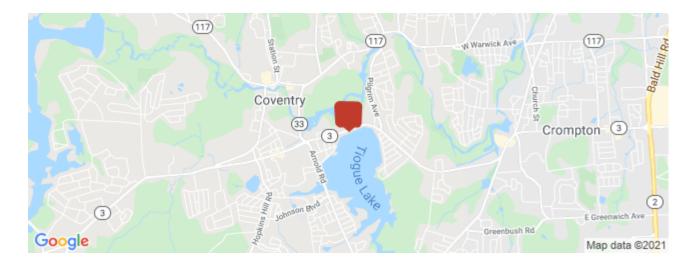
**Development Name:** Blair Development Site Available Utilities: Electric, Water, Gas, Sewer, Cable

Location

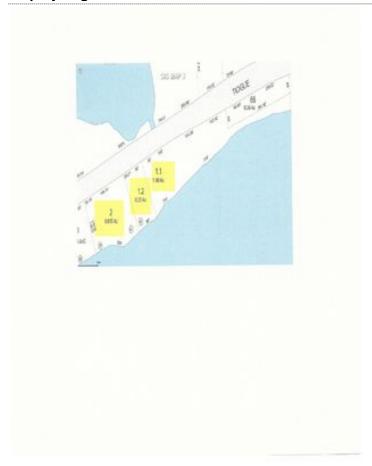
Address: 548-560 Tiogue Ave, Coventry, RI 02816

Kent County:

MSA: Providence-Warwick



### **Property Images**



tiogue\_map

## **Property Contacts**



## Karen Catuogno

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