
NEWPORT, RI

KIRBY
&
KIRBY

EST. 2023

PARTNERS IN REAL ESTATE

64 Halsey Street, Units 10, 11, 12

Newport, RI 02840

Commercial Tradesmen Condo Units for Sale



Prime Commercial Tradesmen Condominium Unit for Sale within The Newport County Tradesmen's Center Condominium, strategically positioned just off the Newport Bridge north of Downtown Newport in Rhode Island. This offering includes three contiguous units, totaling 2,841 square feet of tradesmen space. The unit features two overhead garage doors, a lofted area, one half bath with laundry, and six dedicated parking spaces catering to the diverse needs of commercial tradesmen. The unit currently had raised wooden flooring throughout that can easily be removed if concrete is preferred. The well-run condominium association ensures smooth operations, and there are no upcoming or outstanding assessments, highlighting the financial health of the association. This property presents a unique possibility for conversion into smaller units, providing flexibility to meet varying business requirements. The Newport County Tradesmen's Center Condominium is situated in a dynamic location, offering proximity to Downtown Newport, all of Aquidneck island, and easy access to the West Bay. Whether you're seeking a strategic business location or a solid investment opportunity, this commercial unit delivers on both fronts. Don't miss your chance to own a piece of prime real estate in this thriving commercial hub.

401- 324-0048

221 THIRD STREET, SUITE 200, NEWPORT RI
'THE BUBBLEGUM FACTORY'

SALE PRICE:	\$860,000
PROPERTY TYPE:	Commercial Tradesmen Condo
UNIT SIZE:	2,841 SqFt + Lofted area
ZONING:	Maker-Tech (MT) is a subdistrict designed to protect and provide for the expansion of existing uses which provide valuable technology and craft industries essential to the economy
USE RESTRICTIONS:	Any use not specifically permitted by the condominium association will be prohibited without specific written approval from the Board of Directors. Inquire with Kirby & Kirby for condo docs to see if your use is permitted!
TAXES:	\$5,888/ Year per 2023 commercial tax rate
CONDO ASSOCIATION:	The Newport County Tradesmen's Center Condominium
CONDO FEE:	\$3,600.05 Annual Paid Quarterly \$900.23
PARKING:	6 Parking Spaces 2 Spaces per unit
WATER:	Publicly connected & separately metered
SEWER:	Publicly connected & separately metered
ELECTRIC:	200 Amp service
HEAT/ AC:	Gas fired Heating and Cooling
RESTROOMS:	1 Restroom in unit
AGE OF UNIT:	Built in 1983
TRASH:	Owner responsible, dumpster to be placed within one of owners parking spaces

FOR ADDITIONAL INFORMATION CONTACT:

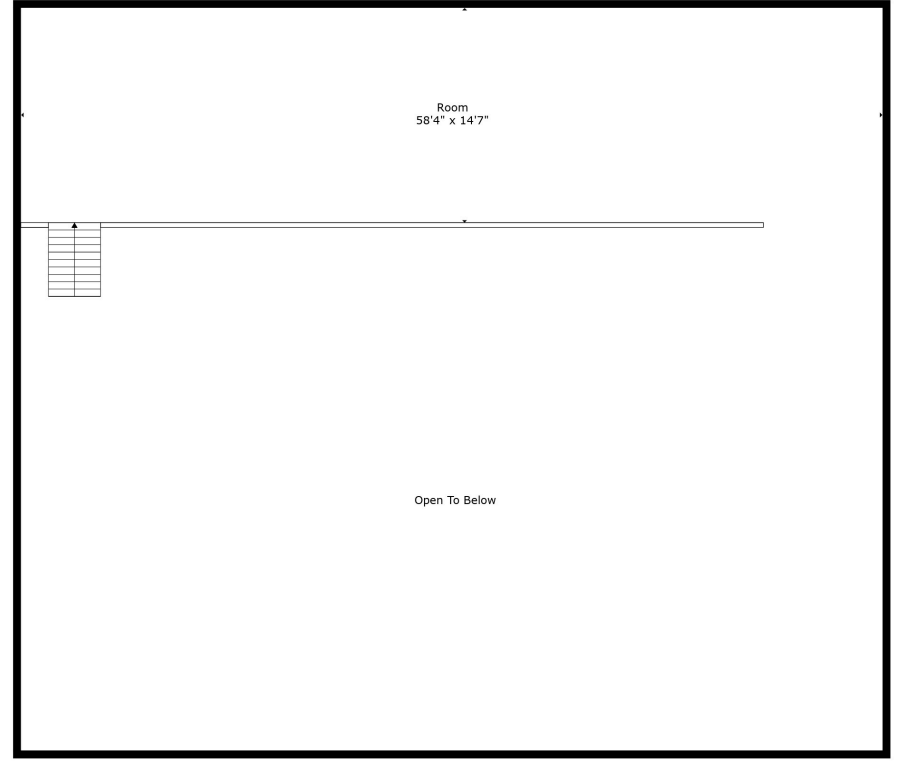
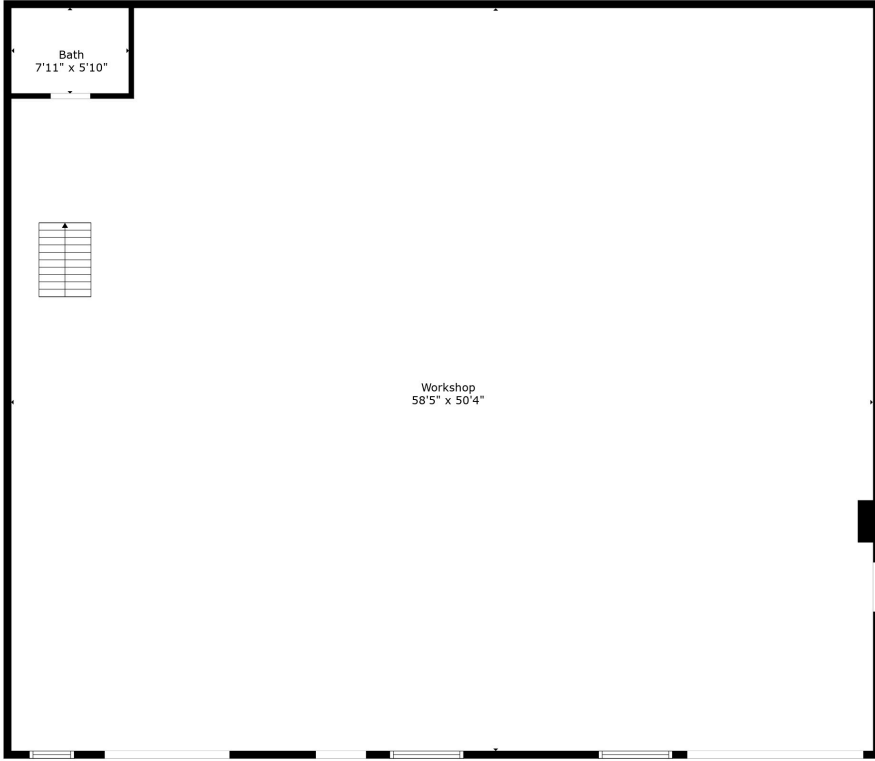
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TOTAL: 2944 sq. ft
FLOOR 1: 2944 sq. ft, FLOOR 2: 0 sq. ft
EXCLUDED AREAS: ROOM: 852 sq. ft, OPEN TO BELOW: 2092 sq. ft
Measurements Calculated By Cubicasa. Deemed Highly Reliable But Not Guaranteed.