

# \$435,000 - 5300 Post Rd, Charlestown

MLS® #1344567

## \$435,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.86 Acres

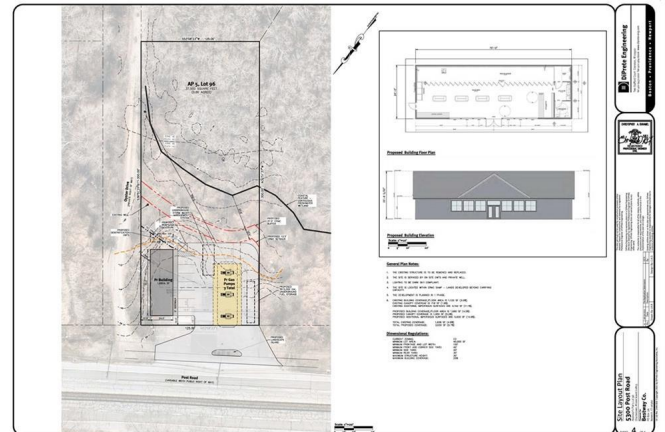
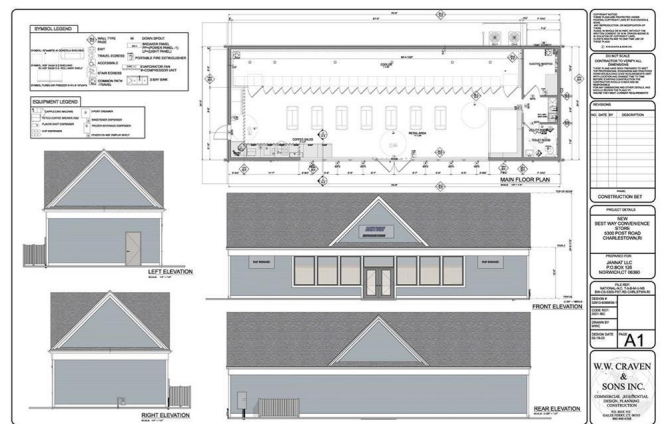
N/A, Charlestown, RI

Now For Sale a potential gas station site in Charlestown, RI. Located on highly visible Route 1 (aka 5300 Post Rd) has 0.86 acres with 125' road frontage. Zone C-3 Commercial.

There has been a gas station on this property in the past and the tanks have been removed. Environmental report available. A proposal for a new gas station would require a special use permit from the Zoning board, as well as any required dimensional variances for setbacks, Planning Commission approval, and all other applicable Federal, State and Local approvals.

The existing structure would need to be removed to replace the present building (1,120sf). Septic and well. Average Daily Traffic counts 12,800. For Sale \$435,000.

PERMITTED USES: General Store / Convenience, Grocery



## Essential Information

MLS® #	1344567
Price	\$435,000
Bathrooms	0.00
Square Footage	37451
Acres	0.86
Type	Commercial Sale
Sub-Type	Commercial
Status	Pending

## Community Information

Address	5300 Post Rd
Subdivision	N/A
City	Charlestown
County	Washington
State	RI
Zip Code	02813

### **Amenities**

Utilities	Natural Gas Not Available
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### **Interior**

# of Stories	1
Basement	None

### **Additional Information**

Date Listed	September 8th, 2023
Days on Market	171

### **Listing Details**

Listed by:	Compass
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