



KIRBY PROPERTIES

NEWPORT, RHODE ISLAND 02840

## Old Almy Village + 2-Family 966 -1016 East Main Road Portsmouth, RI 02871

Old Almy Village is being offered together with the option of purchasing the neighboring 2-Family home. Should Old Almy Village sell alone, only then will the 2-Family be available as a separate Purchase. The 2-Family is not being offered separately at this time.

<b>SALE PRICE-</b>	\$3,320,000 – Both Properties \$2,495,000 – Almy Village Only \$ 825,000 – 2-Family (offered as above)
<b>YEAR BUILT-</b>	~1725 Building A ~ TBD Building B ~1666 Building C (Annex) ~ TBD 2-Family
<b>PLAT/LOT-</b>	57/5 – Almy Village 57/4/A – 2-Family
<b>ZONING-</b>	C - Commercial
<b>BUILDING AREA-</b> (Per Vision App.)	12,003 sq.ft.- Almy (Bldg 1- 7,235, Bldg. 2- 4,768) 3,074 sq.ft.- 2-Family
<b>LOT SIZE-</b> (per Vision App.)	1.06 acres- 46,174 sq.ft. – Almy .74 acres – 32,234 sq.ft. – 2-Family
<b>FRONTAGE-</b> (per vision App.)	343’ ft.- 3 curb cuts on East Main (Both Properties) Almy ~ 235 ; 2-Family ~ 100’
<b>TRAFFIC COUNT-</b>	~22,800 daily average- per DOT map
<b>PROPERTY TYPE-</b>	Commercial Shopping Center w/2 Family

**BUILDING FEATURES-** “Old Almy Village” has two buildings with 16 units and is anchored by Fieldstone’s Grille. Miscellaneous shops and professional offices.

**2-Family** – A large property set back from the road with large yard to the rear of the property. A lovely shared shared back yard with magnificent trees and shade.

**ROOF -** New 50 year roof (recent)  
New 50 year Roof 2016 2-Family

**TAXES-** \$18,280 per year (2020/21 tax year) Almy  
\$ 7,073 per year (2020/21 tax year) 2-Family

**PARKING-** TBD Off Street Parking Spaces

**WATER-** Town Water

**HEAT/ AC** Misc new systems HVAC, furnaces & mini splits

**IMPROVEMENTS-** **Old Almy**  
-Paving and striping of parking lot in 2016  
-Flooring in customer area- 2016  
-New Gutters & Downspouts 2020  
-New Foundation, Columns, French Drains Bldg A 2004  
-Complete renovation of all buildings 2008  
-Addition of 1100 sf to Bldg C 2008  
-Additional staircases, egresses Bldg A&C  
-New Jedwen Windows 2008  
-All new plumbing 2008  
-Added 5 new bathrooms 2008  
-Electrical upgrades to 400 Amp, 4 new meters, completely rewired entire buildings w/subpanels 2008  
-HVAC All Newly replaced units 2008  
-New Mini Splits in restaurant & retail unit 980EMain 2013  
-2015 Installed Septitec sewer treatment system (\$160K)

**2-Family**  
-New Boiler 2019  
-New Gutters & Downspouts 2020

**UTILITY COSTS-** Gas, Electric Water \$4,500/ yr 2020

**OTHER COSTS-** Casualty Ins \$15,000/ yr 2020  
Snow Removal \$750/ yr 2020  
Landscaping/Mow \$3,000/ yr 2020  
Misc. Repair \$2,300/ yr 2020

Snow removal is reimbursed by tenants

**SEPTIC-** Restaurant responsible for septic pumping

**ZONING DATA-** Minimum lot size- 20,000 sq.ft.  
Minimum lot frontage- 110'  
Minimum front set back- 30'  
Minimum side set back- 15'  
Minimum rear set back- 20'  
Maximum lot coverage- 25%  
Maximum Bldg. height- 35'

- Interested parties should consult zoning code

FOR ADDITIONAL INFORMATION CONTACT:  
KIRBY PROPERTIES, LLC  
401-846-1010