



Building 1

57 N Main St, Woonsocket, RI 02895



Mekkel Blanchard

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Building 1

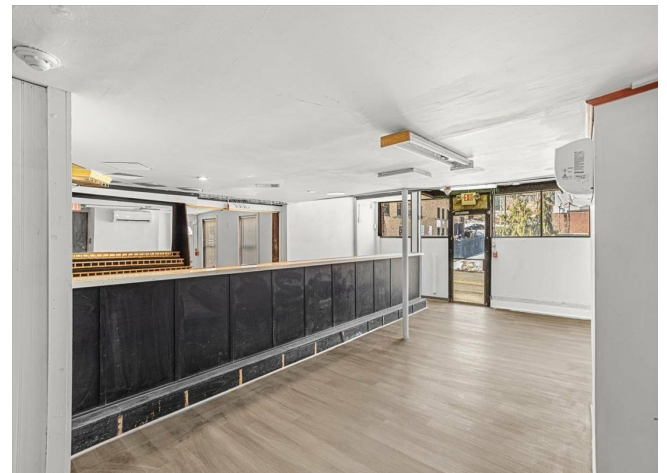
\$28.00 /SF/YR

1,200 SF commercial restaurant space available for lease in Downtown Woonsocket. Features kitchen area, two bathrooms, basement storage, and open floor plan ideal for tenant build-out. Interior walls are primed; additional cosmetic finishes required by tenant. Recent updates include three new mini-split systems (heat & AC), new hot water tank, new vinyl flooring, and new exterior gray siding scheduled for completion in the spring. Kitchen equipment not included; tenant to install ovens, sinks, and required fixtures. Street parking available plus large free municipal parking lot adjacent to building. (listing agent has ownership in the property)...

- Downtown Woonsocket
- Free Municipal Parking right of the building
- Brand new mini splits for heat/ac and vinyl siding coming soon



Rental Rate:	\$28.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	1,200 SF
Year Built:	1880
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.33 /SF/MO



1st Floor Ste 57

Space Available	1,200 SF
Rental Rate	\$28.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

Newly installed vinyl flooring throughout the space
Three mini-split units providing efficient heating and cooling
Five separate entrances for flexible access
New exterior vinyl siding scheduled for installation in June 2026
Convenient free municipal parking lots located adjacent to the property

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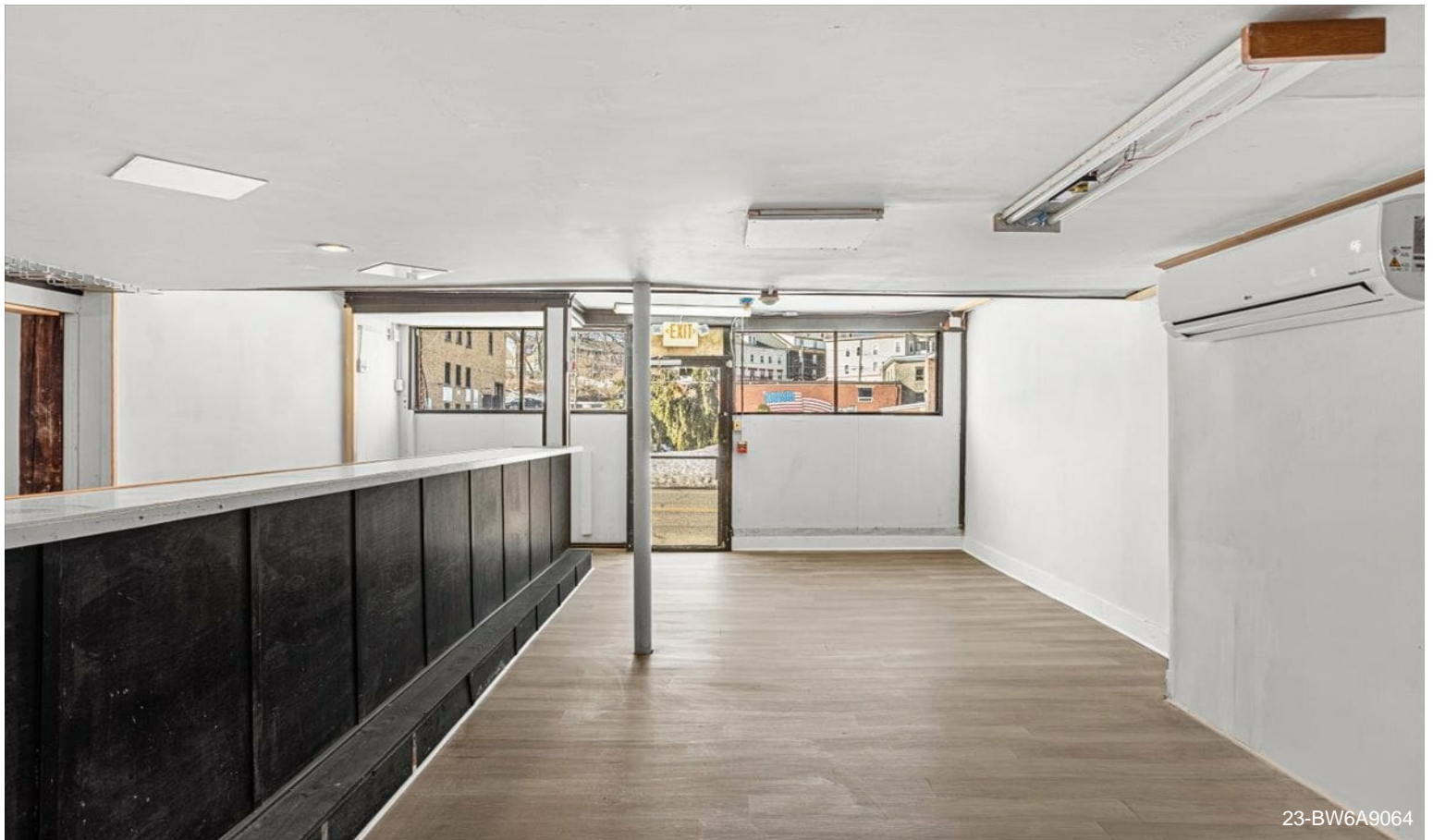
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Property Photos



09-BW6A8981

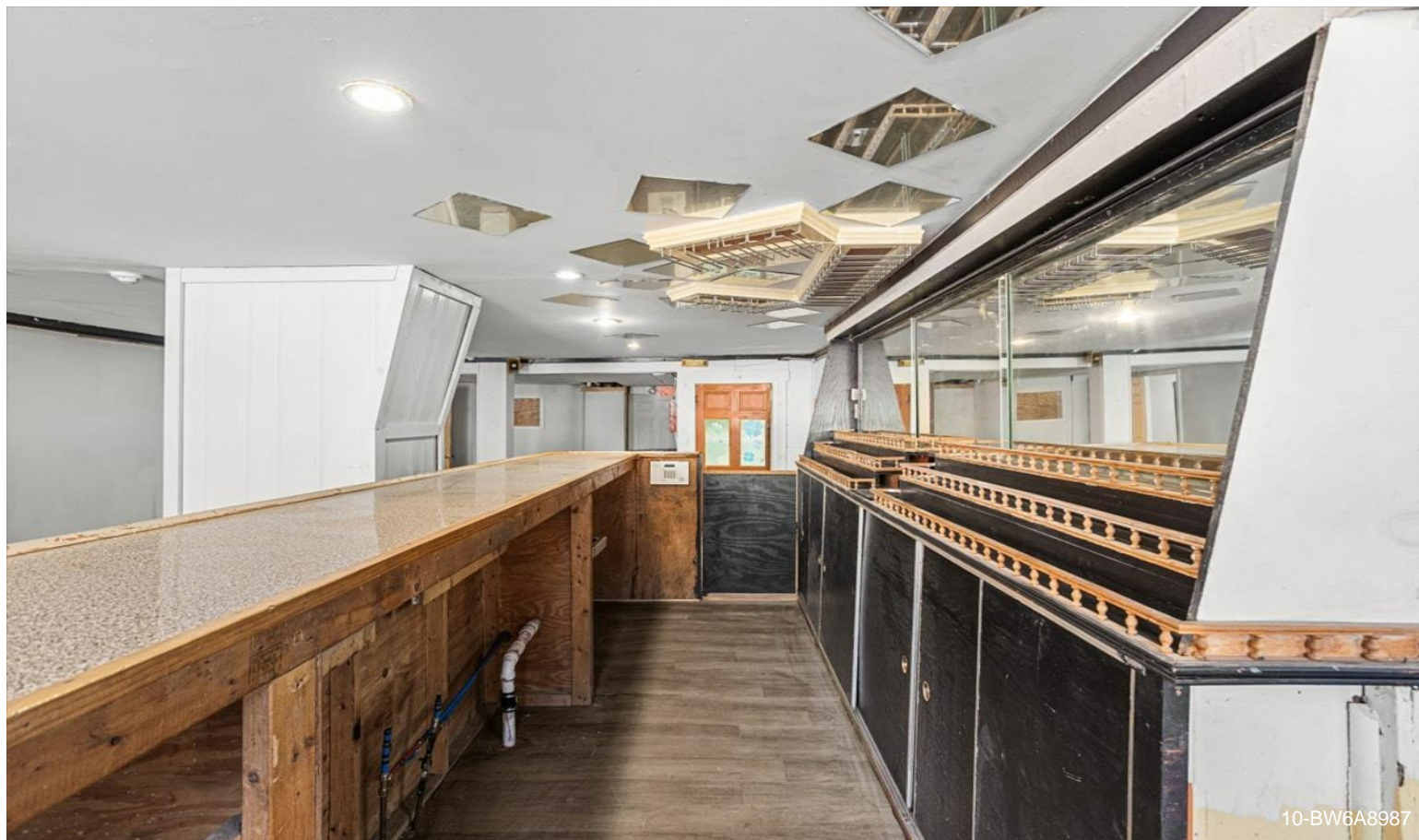


23-BW6A9064

Property Photos



14-BW6A9013



10-BW6A8987

Property Photos



12-BW6A8997



13-BW6A9008

Property Photos



22-BW6A9059

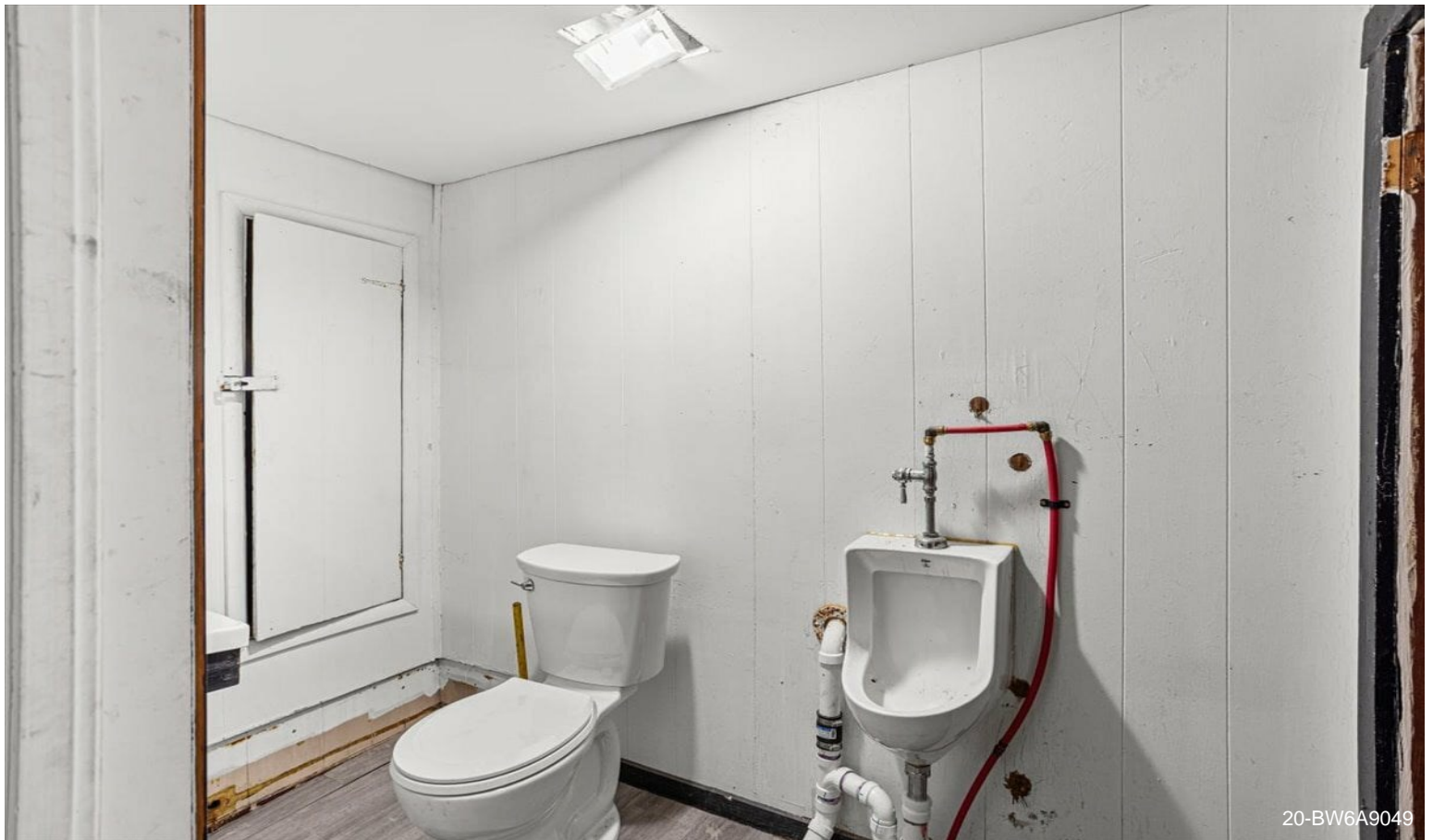


16-BW6A9024

Property Photos



17-BW6A9034



20-BW6A9049

Property Photos



18-BW6A9039



15-BW6A9019

Property Photos



08-BW6A8976



06-BW6A8971

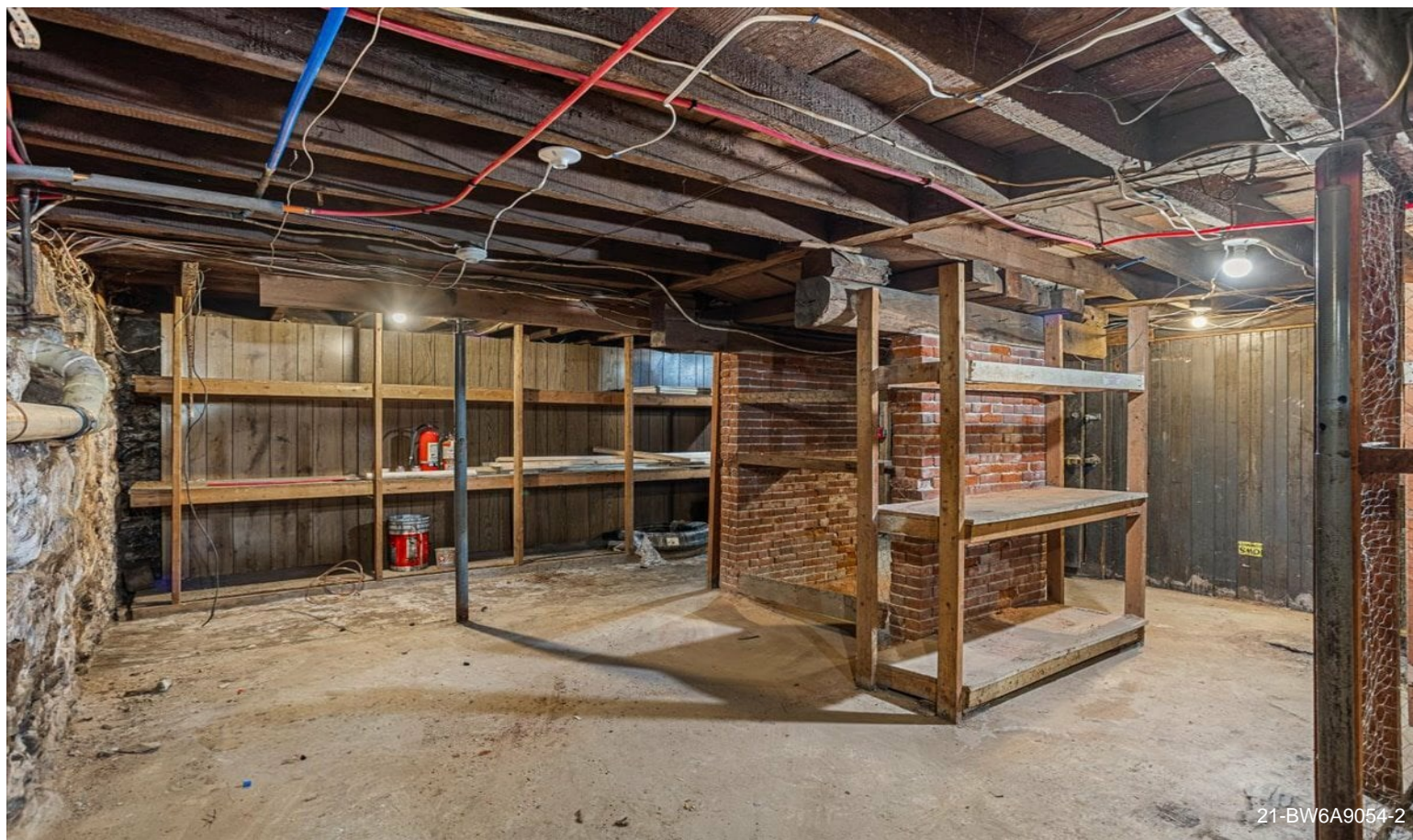
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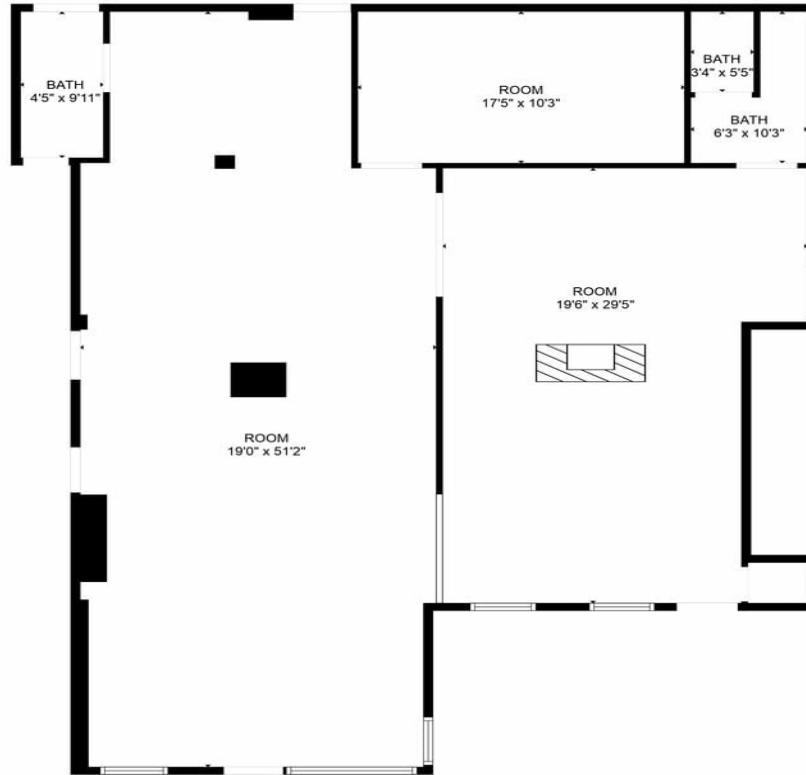
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.