



Boardwalk Crossing

101 President Ave, Fall River, MA 02720



Jim Sabra

Equity Commercial Real Estate, Inc.
82 Sanford Rd, Westport, MA 02790
jsabra@equityrealestateinc.com
(508) 951-7994



Boardwalk Crossing

\$16.00 /SF/YR

Bring your business to this fantastic commercial space in the center of Fall River's booming market! Situated in a prime location, each unit enjoys high visibility traffic, ensuring maximum exposure for your business. Nearby amenities, ample parking spaces, walking distance to the MBTA rail station, and the easy highway access further enhance the appeal of this commercial gem. Whether you're expanding your business or launching a new venture, seize the opportunity to make this space your own. Triple net lease estimated at \$5.08/sf. Schedule a viewing today....

- Property features unparalleled visibility, pylon signage, ample surface parking, and professional landscaping.
- Located within minutes of MBTA station, restaurants, waterfront, and Battleship Cove.
- Offering easy access to Route 79, 24, and Interstates 195.



Rental Rate:	\$16.00 /SF/YR
Total Space Available:	9,050 SF
Max. Contiguous:	4,400 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	18
Center Properties:	4
Frontage:	434' on N Davol St
Gross Leasable Area:	58,246 SF
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.33 /SF/MO

1st Floor Ste 11

Space Available	4,400 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 5 Years

Prime Commercial Space in the Heart of Fall River! Bring your business to this exceptional +/- 4,400 sq. ft. commercial unit, perfectly positioned in the center of Fall River's thriving market. Currently operating as a gym, this high-visibility space offers outstanding exposure with consistent traffic flow—ideal for a wide range of business ventures. Enjoy the convenience of nearby amenities, ample parking, and walking distance to the upcoming MBTA rail station. Easy highway access adds even more value, making it a strategic location for both customers and employees. Whether you're expanding an existing business or launching something new, this location provides the foundation for success. Triple net lease. Available June 1, 2025. Don't miss out—schedule your private tour today!

1

1st Floor Ste 13

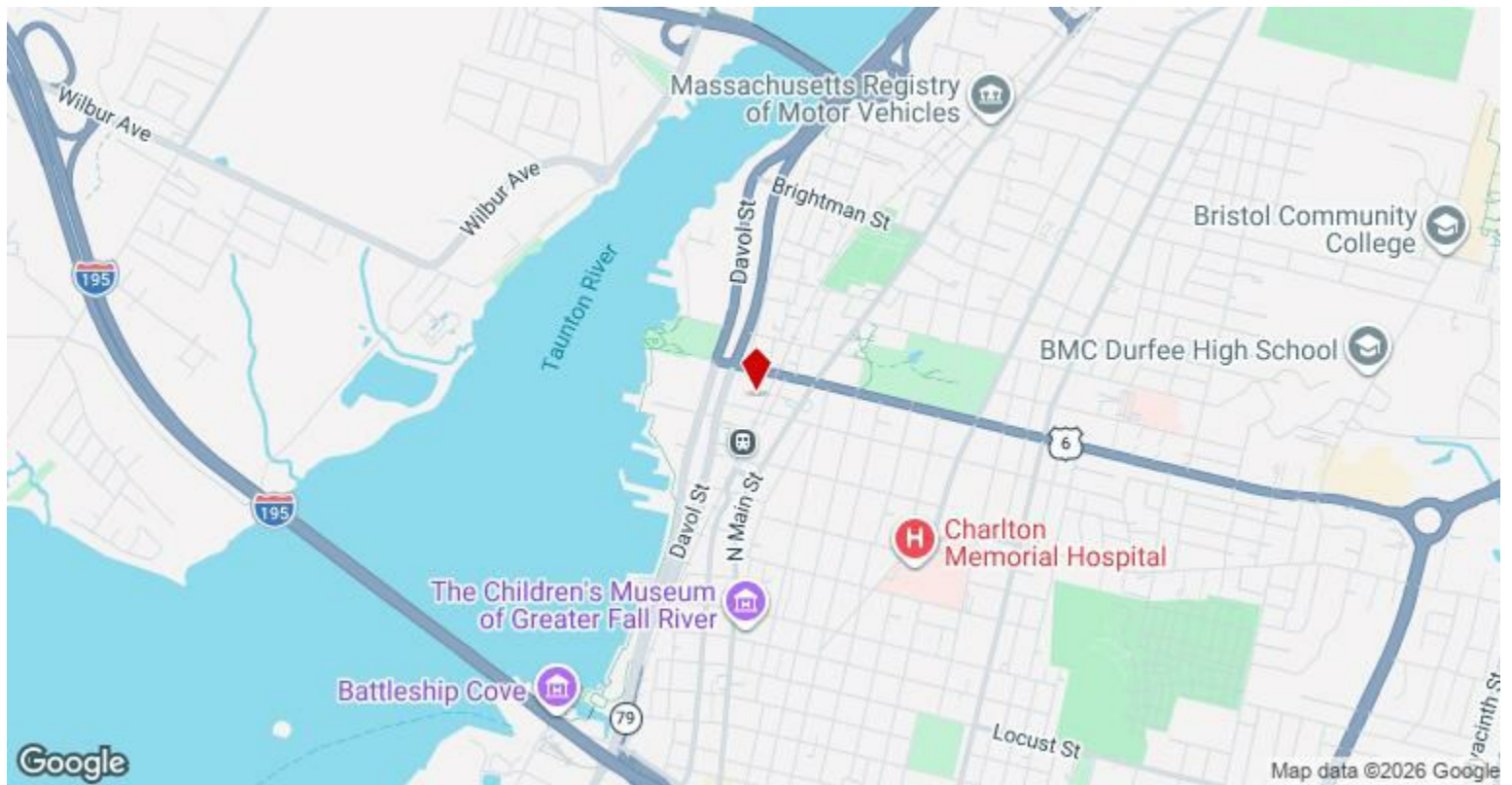
Space Available	2,250 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

2

1st Floor Ste 6

Space Available	2,400 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	1 Years

3



101 President Ave, Fall River, MA 02720

Bring your business to this fantastic commercial space in the center of Fall River's booming market! Situated in a prime location, each unit enjoys high visibility traffic, ensuring maximum exposure for your business. Nearby amenities, ample parking spaces, walking distance to the MBTA rail station, and the easy highway access further enhance the appeal of this commercial gem. Whether you're expanding your business or launching a new venture, seize the opportunity to make this space your own. Triple net lease estimated at \$5.08/sf. Schedule a viewing today.

Property Photos



Property Photos



Property Photos



Property Photos

