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## **Sweeney Real Estate & Appraisal sells 125 Holden for \$3.1 million and negotiates three other deals**

April 14, 2023 - Rhode Island



125 Holden Street - Providence, RI

Providence, RI Sweeney Real Estate & Appraisal negotiated two sales and two leases.

Thomas Sweeney, SIOR represented the owners of 125 Holden St. in its sale to Charles Montague Assoc., LLC. The 26,500 s/f office building was sold with two parking lots for a total of just over an acre in the downtown area. The site traded for \$3.1 million. Sweeney represented the sellers and Michael Friedman of Paolino Properties represented the buyers.

100 Westminster Street - Providence, RI

Sweeney represented the Providence Warwick Convention and Visitors Bureau (PWCVB) in their relocation to 9,200 s/f at 100 Westminster St. The PWCVB was previously in the GTECH Building at 10 Memorial Blvd. “Looking for office space that is the right fit for both your team and your budget can be a challenge. We were grateful to work with Sweeney Real Estate and Appraisal, who really worked with us to prioritize our needs, vet all of the options, and help us make the choice that was best for our organization,” said Kristen Adamo, president & CEO of PWCVB.

Opt Eyewear Boutique previously located at 138 Wayland Ave. has moved across the street to 141 Wayland Ave. The locally-owned boutique made the move because their previous building was purchased in November of 2022. Opt Eyewear joins Speidel Flagship Store & Watch Repair Center in the Speidel building, which was purchased and renovated by Cerce Capital, LLC. Sweeney represented Opt Eyewear and Kevin Casey of Sweeney Real Estate & Appraisal represented the owners, Cerce Capital in the lease.

1965 Kingstown Road - South Kingstown, RI

35 Rolfe Square - Cranston, RI

Eric Schultheis of Sweeney Real Estate & Appraisal was involved in two retail transactions. The first transaction, Schultheis represented the buyer of 1965 Kingstown Rd. in South Kingstown. The 5,200 s/f building was previously used for foreign car repair and was purchased by Sea and Land Yacht Works for marine repair. The second location was 35 Rolfe Sq. in Cranston. Schultheis represented the sellers of this mixed-use property. The property was purchased by Melanie Ruiz who represented herself and plans eventually to occupy the retail space at the site.

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