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Investment opportunities await in the village of Apponaug - by Frank Picozzi

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Frank Picozzi

There's a lot happening in quaint, historic Apponaug lately, as new property owners make investments throughout the village and others are at work sprucing up their buildings.

A 740 s/f brick building at 3159 Post Rd. that was once home to a small antique shop is getting new life. Plans call for work to raise the roof of the 88-year-old structure to accommodate a new residential unit on the second floor, while interior renovations at street level will transform the area into attractive office space.

Just around the corner at 3135 Post Rd. is the former home of Karl's East Coast Speed, which specialized in the sale and repair of motor vehicle parts and accessories for nearly a half-century until its recent closure. The 1.75-story building was constructed in 1955, has two large bays and features a mansard-style roof. The new owners, who have an established tire center business already in Warwick and neighboring West Warwick, recently painted the building an eye-catching deep red and plan to use the location to expand their company.

And, further down the street at 3081 Post Rd. is a 2,405 s/f structure, whose faded painted sign tells its history as "Apponaug Garage, General Repairing." After a process of clearing up some title issues, a family member of one of the original owners has purchased the 108-year-old building. They are hoping to get approval for the abandonment of an adjacent street and plan to rehabilitate the garage to its original use while maintaining its historic character. Once spruced up to its former glory, the property will once again be an attractive part of the village.

Next door to city hall, a former print shop constructed in 1900 has been renovated and the first floor is the storefront for The Veiled Crow, which offers essential oils, candles, crystals, books, dried herbs, as well as the owners' proprietary blends of anointing and magickal oils, carved spell candles, and loose incense. They also offer psychic readings, consultations, and sessions with a practicing psychic medium as well as special events and classes.

The property owner also purchased the building next door at 3295 Post Rd. and is transforming the second floor of the brick building, which was constructed in 1927, for residential use. The street-level space, the former longtime home of a country craft store, is presently undergoing renovations that have piqued the curiosity of local residents eager for a glimpse behind the large window signs that tease that The Social House, an upscale cocktail and tapas lounge, is coming soon. The venture is the latest of the team that owns The Gentleman Cigar and PJ's Pub in a neighboring community. Given the interest that people are already showing, it's a safe bet that this will fast become a popular neighborhood gathering spot for those who live and work in the area.

Even as these transformations are taking place, there are other investment opportunities throughout the village, which is one of the most heavily-traveled areas of the city. If you'd like to learn more about Apponaug and available properties there as well as elsewhere in Warwick, please contact the Dept. of Economic Development at (401) 738-2014 or email econ.dir@warwickri.gov.

Frank Picozzi is the mayor of the city of Warwick, R.I.

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