

MIXED-USE COMMERCIAL PROPERTY FOR SALE



1286 CRANSTON STREET

Cranston, RI 02920

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MG COMMERCIAL

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

This highly versatile commercial building offers a flexible layout ideally suited for a wide range of business & uses. The property's adaptable floor plan makes it well suited for sales, service and/or retail. The front of the property features a window-lined showroom, with a rear area suitable for storage, assembly, and warehouse use. The rear area is also equipped with an overhead door and a second, extra-wide delivery door. In addition, there is a 2 BR apartment on the 2nd floor for additional income. There is storefront parking and strong street visibility.

PROPERTY HIGHLIGHTS

- Versatile Commercial Building for Sale
- 2nd Floor Apartment- Potential Income
- Storefront Parking- On-Site
- The Building has Showroom, Sales-Service, Storage and WH.
- RE Taxes: \$8,420
- Zoning: C2

LOCATION DESCRIPTION

1286 Cranston Street is situated in a heavily traveled neighborhood one block from the corner of Gansett Avenue & Cranston Street. It is surrounded by densely populated neighborhoods, restaurants, businesses, and shopping.

OFFERING SUMMARY

Sale Price:	\$775,000
Building Size:	4,464 SF
Lot Size:	7,976 SF
Zoning:	C-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,907	69,660	136,319
Total Population	18,387	183,681	350,753
Average HH Income	\$81,940	\$85,540	\$97,279

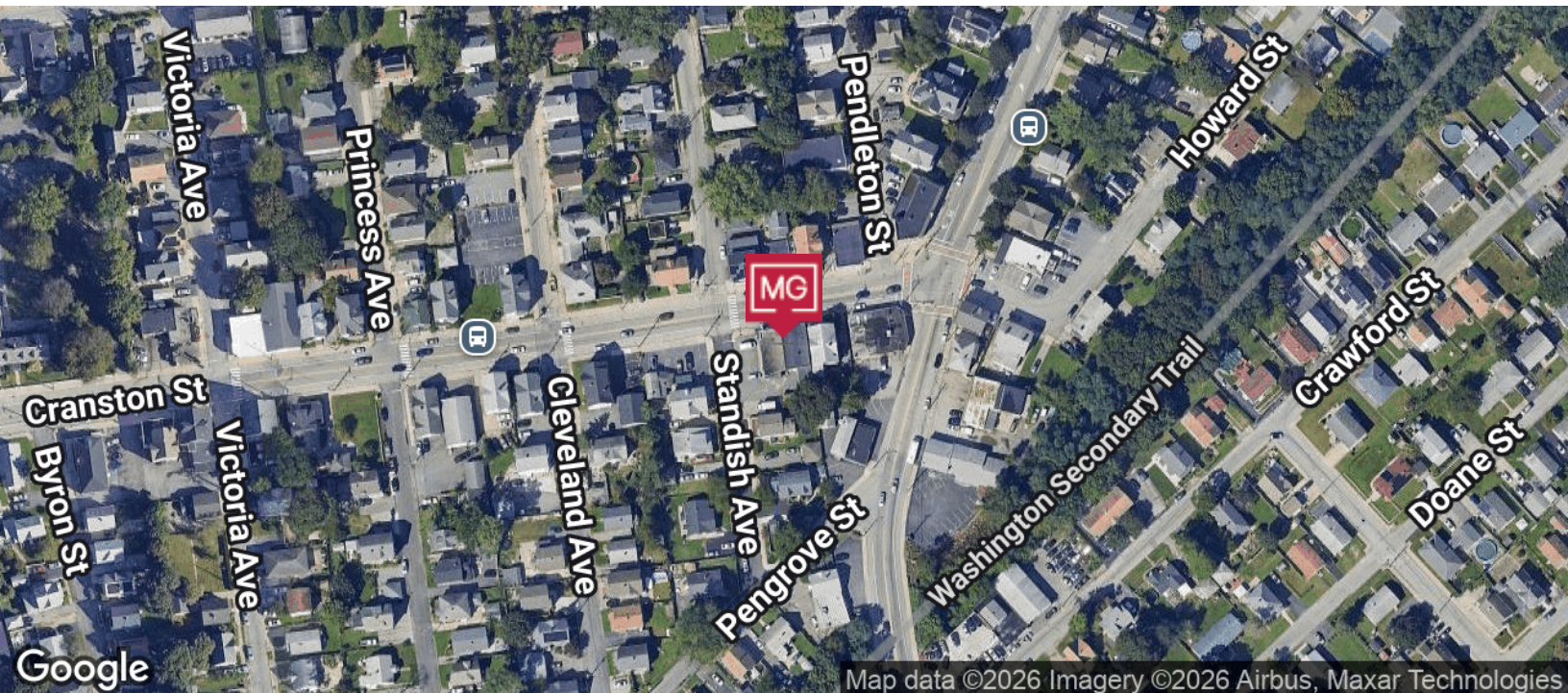
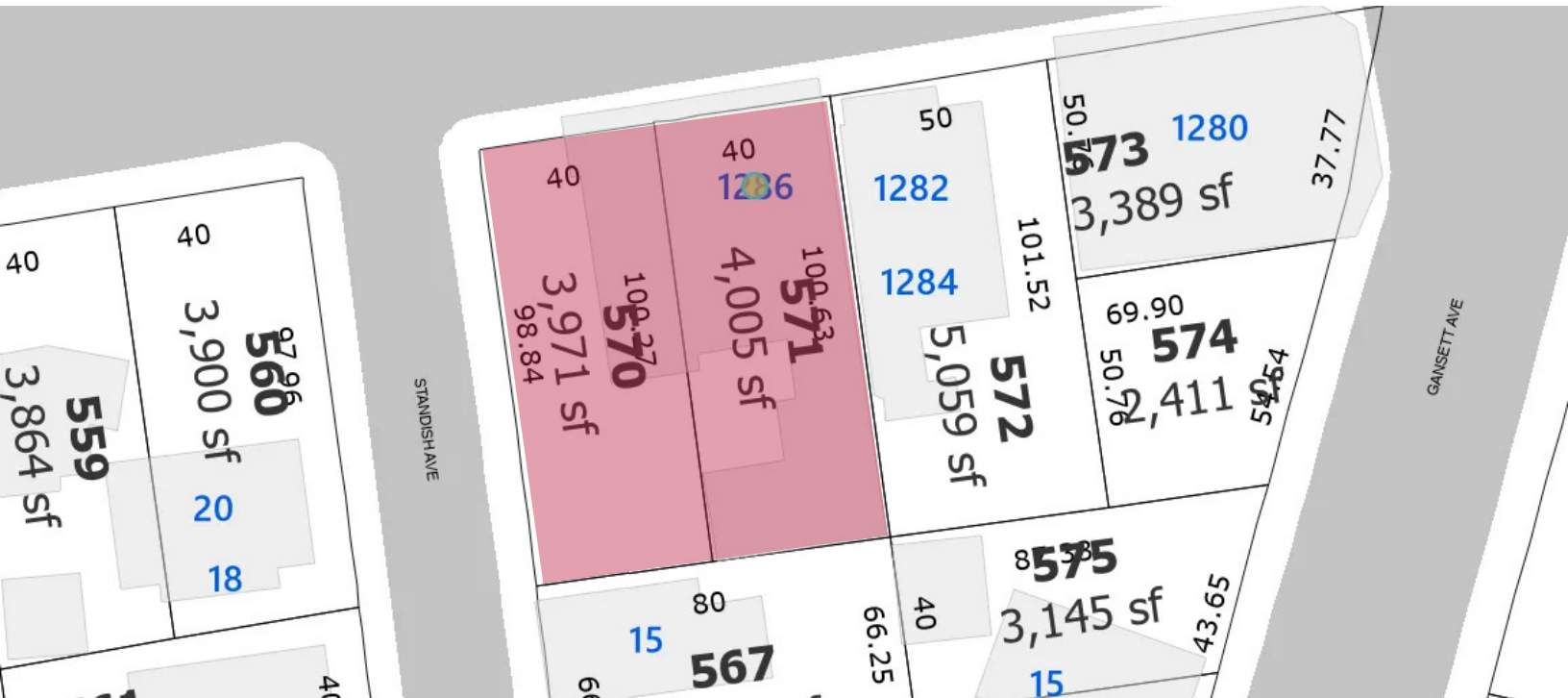
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PLAT MAP & AERIAL MAP



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LOCAL AMENITIES



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