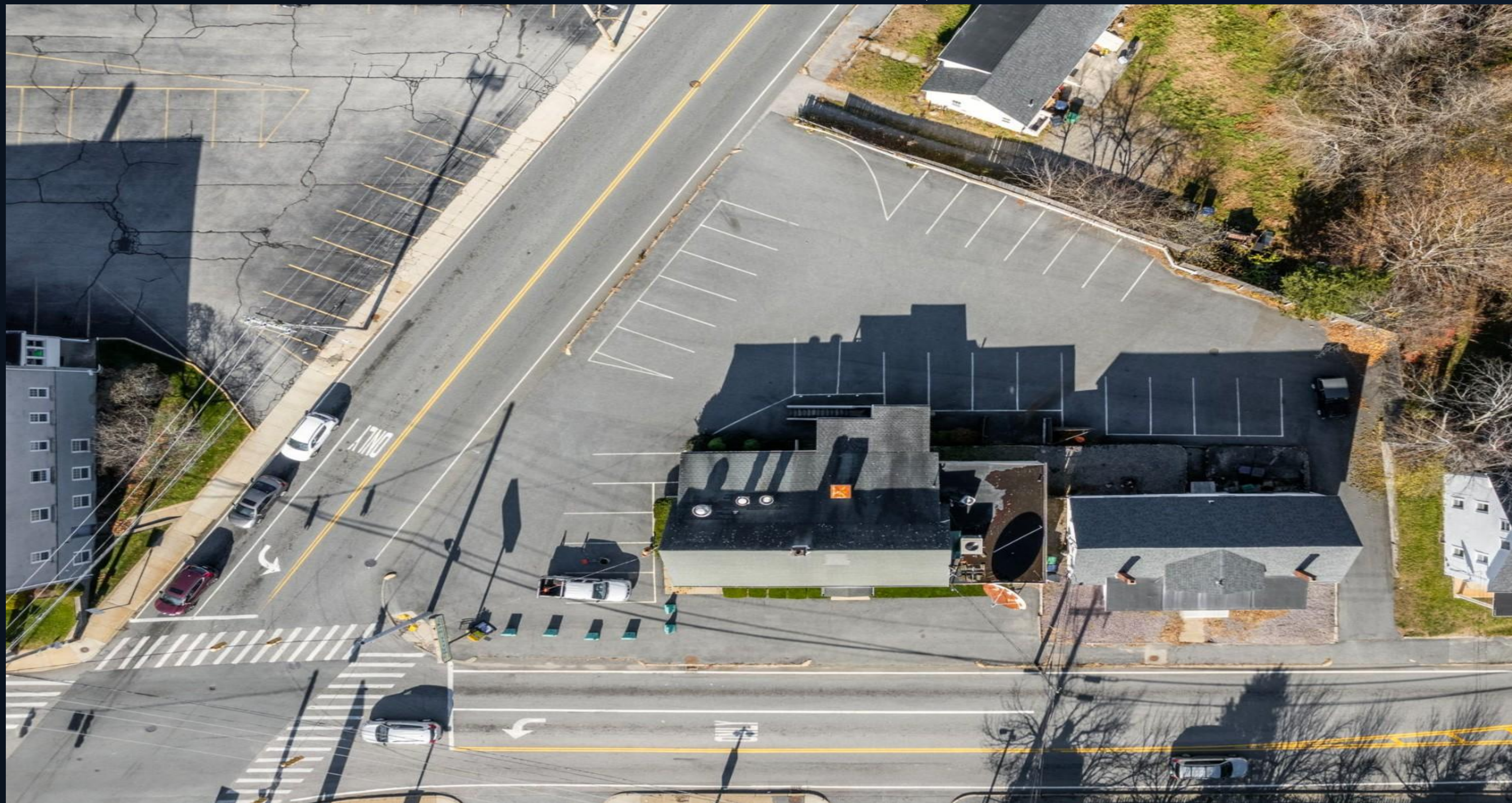


1593-1595 Centerville Road, Warwick RI





OFFERING MEMORANDUM

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OFFERING MEMORANDUM

CONFIDENTIALITY
AGREEMENT
REGAL COMMERCIAL REAL ESTATE

The information contained in the following Offering Memorandum is proprietary and strictly confidential . It is intended to be reviewed only by the party receiving it from Regal Commercial Real Estate and should not be made available to any other person or entity without the written consent of Regal Commercial Real Estate. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property .The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable ; however, Regal Commercial Real Estate have not verified, and will not verify, any of the information contained herein, nor have Regal Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided . All potential buyers must take appropriate measures to verify all of the information set forth herein. By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Regal Commercial Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property .

INVESTMENT SUMMARY

Regal Commercial Real Estate is pleased to present 1593-1595 Centerville Road and New London Avenue (M:251 L:100) in Warwick, Rhode Island. The property contains three separate parcels- New London Avenue (M:251 L:100) contains 0.13 acres and currently serves as parking for 1593 Centerville Road. 1593 Centerville Road is a former bar/restaurant that contains 2,034 sq.ft above grade area along with a 1,473 basement. 1585 Centerville Road contains a two-unit residential building with one bedroom/one bathroom in each unit and contains approximately 1,704 sq. ft with a full 1,004 sq.ft basement. Parcel is a corner lot at the intersection of busy Centerville Road and New London Avenue.

OFFERING SUMMARY

\$1,500,000

PROPERTY SUMMARY

ADDRESS	1593 – 1595 Centerville Road
COUNTY	Kent
LAND AREA	+/-0.42 Acres
TRAFFIC COUNT	19,455 ADT
ZONING	Residential A7
CURB CUTS	Three







