

MIXED USE MEDICAL-OFFICE-RETAIL

228 Main Street, Pawtucket, RI 02860



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
NUMBER OF UNITS:	5
CAP RATE:	9.5%
LOT SIZE:	0.2 Acres
YEAR BUILT:	1892
BUILDING SIZE:	24,300
RENOVATED:	2018
ZONING:	Commercial Downtown (CD)
MARKET:	Providence
PRICE / SF:	\$49.38

PROPERTY OVERVIEW

Beautifully renovated office & retail 24,300 RSF building located in the heart of downtown. The 5 story property consists of four 2,200 USF office suites on floors 2-5 and a 7,000 USF office-retail suite on the 1st floor with a full glass storefront. The 1st floor space comes with an additional 2,200 USF 2nd floor office and a full 7,000 USF basement for storage and/or operations, so the total office-storage space is approximately 16,200 SF.

PROPERTY HIGHLIGHTS

- Strong rent roll
- Owner-Tenant rent below market, so "Value Add" opportunity
- Priced reduced May 5th to \$1.2M \$49.38/SF
- Main Street In the heart of downtown
- Free city garage parking 500 ft
- 0.5 miles to I-95
- 0.5 miles to the new commuter rail station opening in 2020
- Beautifully renovated building
- First fl 7,000 SF office includes full glass storefront, 2nd fl 2,200 SF office and 7,000 SF basement/operations storage
- Fully compliant life safety systems

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OFFICE FOR SALE

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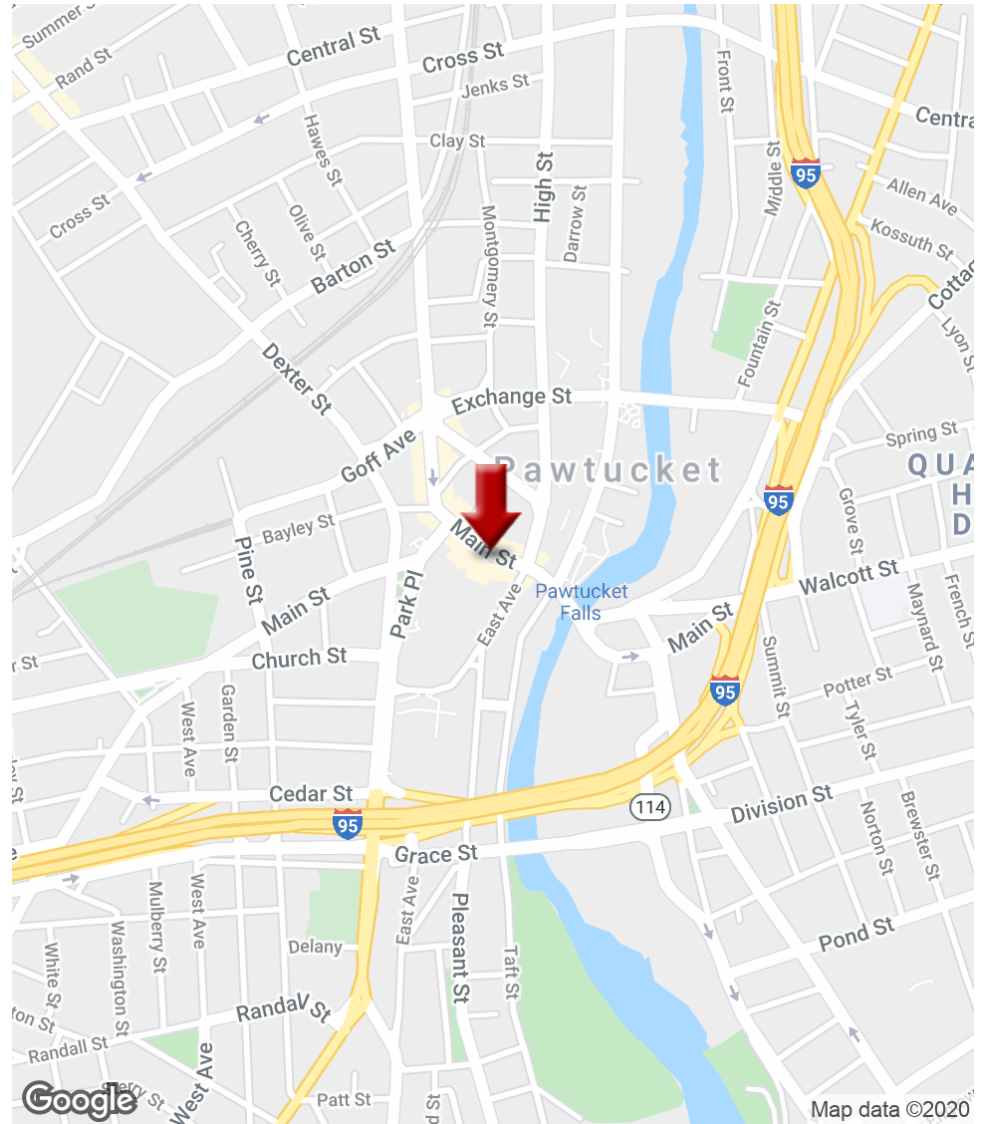
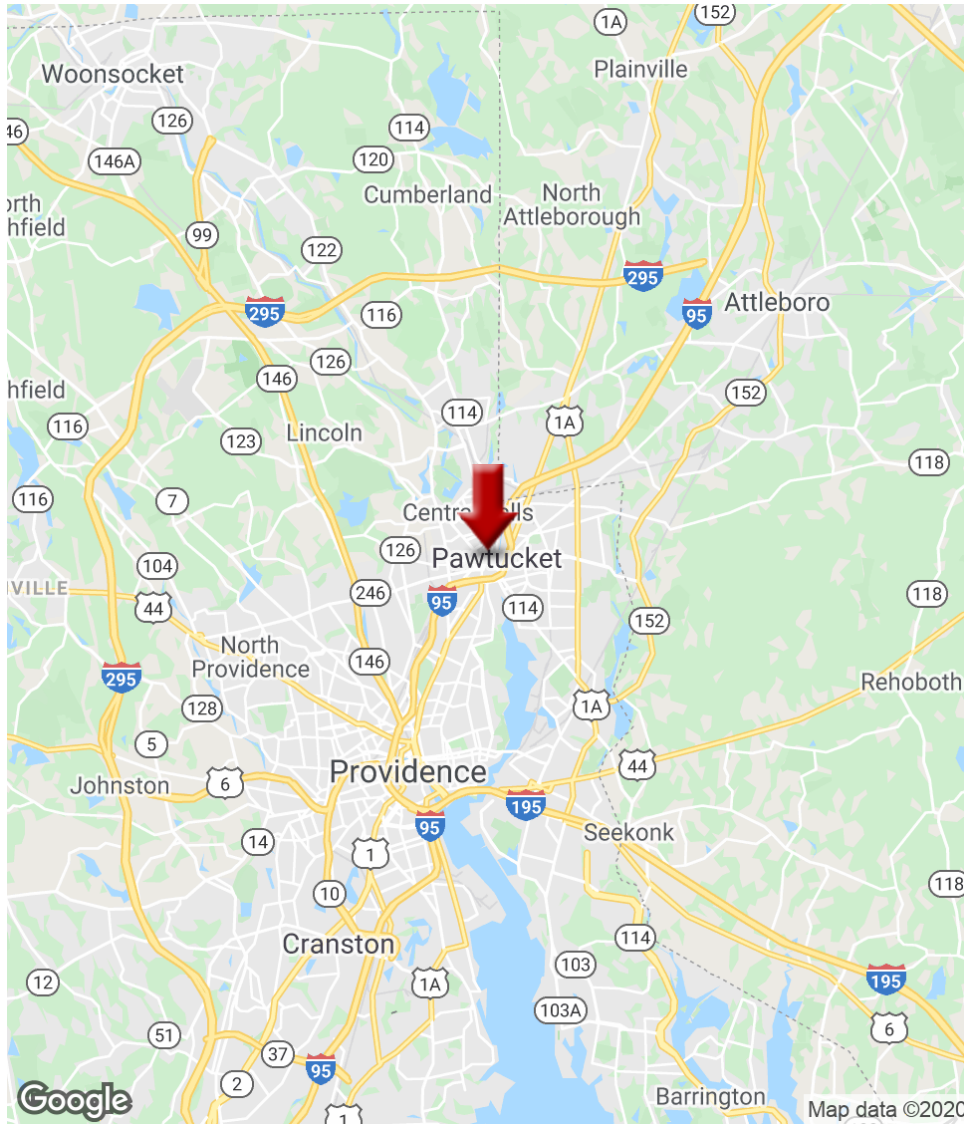
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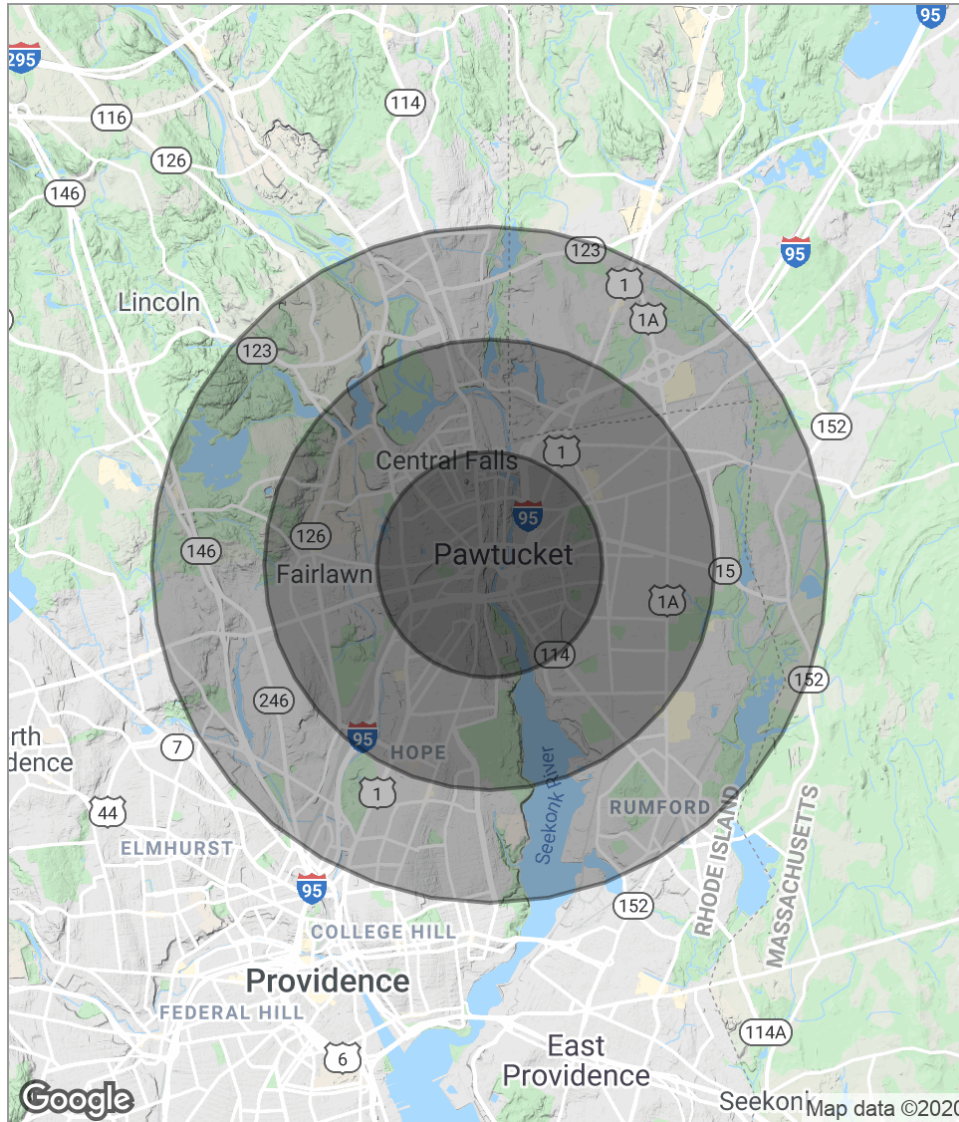


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	30,967	103,560	170,479
Median Age	35.2	34.9	36.4
Median Age (Male)	33.6	33.5	35.0
Median Age (Female)	36.2	36.0	37.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	13,371	40,889	68,437
# Of Persons Per HH	2.3	2.5	2.5
Average HH Income	\$37,509	\$49,674	\$58,962
Average House Value	\$268,651	\$301,585	\$331,200

* Demographic data derived from 2010 US Census

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