

FOR SALE

HISTORIC COMMERCIAL BUILDING

33 SUMMER STREET

DOWNTOWN PAWTUCKET, RHODE ISLAND

FOR SALE:

Mixed-Use Commercial
Downtown Pawtucket

First Floor:
three individual storefronts
(all presently rented)

Second Floor:
Renovated office space that
would make an excellent
conversion to live/work OR
residential apartment

NEW ROOF 2010



Daniel P. Cregan
John D. Cregan
Cris C. Crecelius

Paramount Properties
Group, Inc.

10 Weybosset Street
Suite #905
Providence, RI 02903

Phone: 401-273-6100
Fax: 401-273-6101
Web Site:

www.paramountpropertiesri.com



Address: 33 Summer Street, Pawtucket, RI

Building: Brick Two-Story Historic Building (c. 1920)
with 6,428 SF floor area + basement
1st floor: 3,214 SF three retail units (rented)
2nd floor: 3,214 SF single office unit (vacant)

Land: 4,792 SF / .11 Acres

Zoning: CD

Taxes: \$12,800

Assessment: \$136,900 Land
\$384,700 Building
\$521,600 Total

For Sale: **\$445,000**

Contact: Daniel P. Cregan / Cris C. Crecelius
(401) 273-6100

Information set forth is from sources we deem reliable. This property is offered subject to prior sale, lease or withdrawal without notice or change in prices and conditions.

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Other: 33 Summer Street is a mixed-use building which consists of three (3) retail storefronts on the ground floor, all of which are currently rented and one (1) recently renovated office suite on the second floor with 9 private offices and 2 bathrooms. The building has newer windows, a new roof (2010), and parking for five vehicles.



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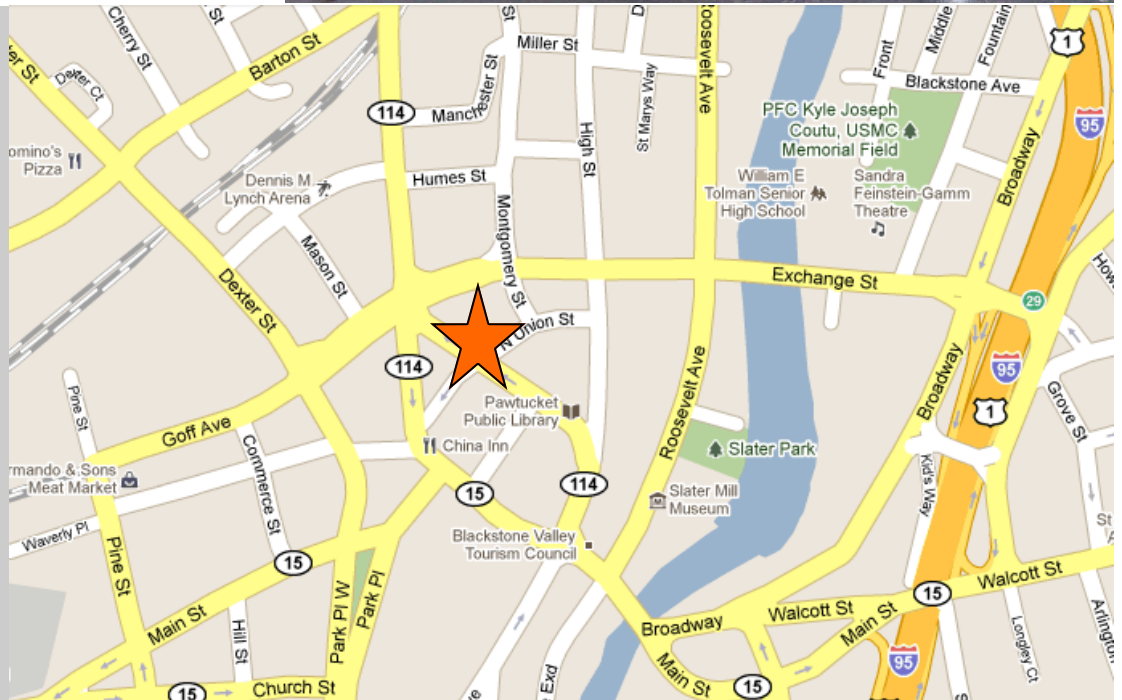
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