

Retail/Office Building

±27,320 SF Building

34 North Main Street
Woonsocket, RI
www.cbre.com

Property Overview

CBRE, Inc. is pleased to offer for sale the former Montgomery Ward Department Store building in downtown Woonsocket, RI. Built in 1920 this masonry two story building sits on 0.18 acres of C1 zoned land which is located in a federally designated Qualified Opportunity Zone.

Property Highlights

- + ±7,710 SF 1st floor
- + ±7,710 SF 2nd floor
- + ±7,710 SF Basement
- + ±4,190 SF Mezzanine
- + 1 loading dock
- + Freight elevator
- + 0.18 Acres/C1 zoning
- + Ceiling height 18' 1st fl., 11' 2nd fl., 8' 3" mezzanine level & 9' 8" in LL
- + Opportunity zone



Property Specifications

Building Size	±27,320 SF
Office Space	±7,710 SF
Land Area	0.18 acres
First Floor Space	±7,710 SF
Second Floor Space	±7,710 SF
Basement	±7,710 SF
Mezzanine	±4,190 SF
Construction/Year	Masonry/1920
Electrical	RI Energy
Heat	Steam boiler/Oil
Gas	RI Energy
Sewer/Water	City of Woonsocket
Roof	Tar
Zoning	C1
Loading	1 loading dock
Ceiling Height	18' 1st fl., 11' 2nd fl., 8'3" mezzanine & 9'8" LL



Contact Us

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