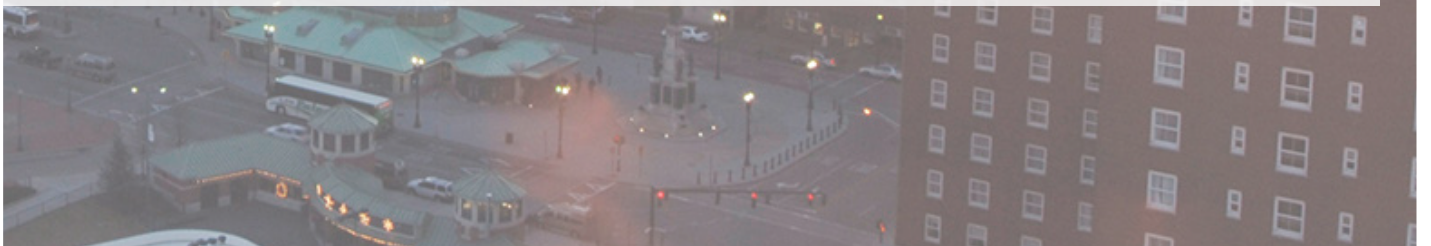


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FLEX BUILDING FOR SALE

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2 WARREN AVENUE NORTH PROVIDENCE - RHODE ISLAND

DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	15,843	\$84,722
3 Miles	125,322	\$82,658
5 Miles	318,054	\$87,586

AERIAL



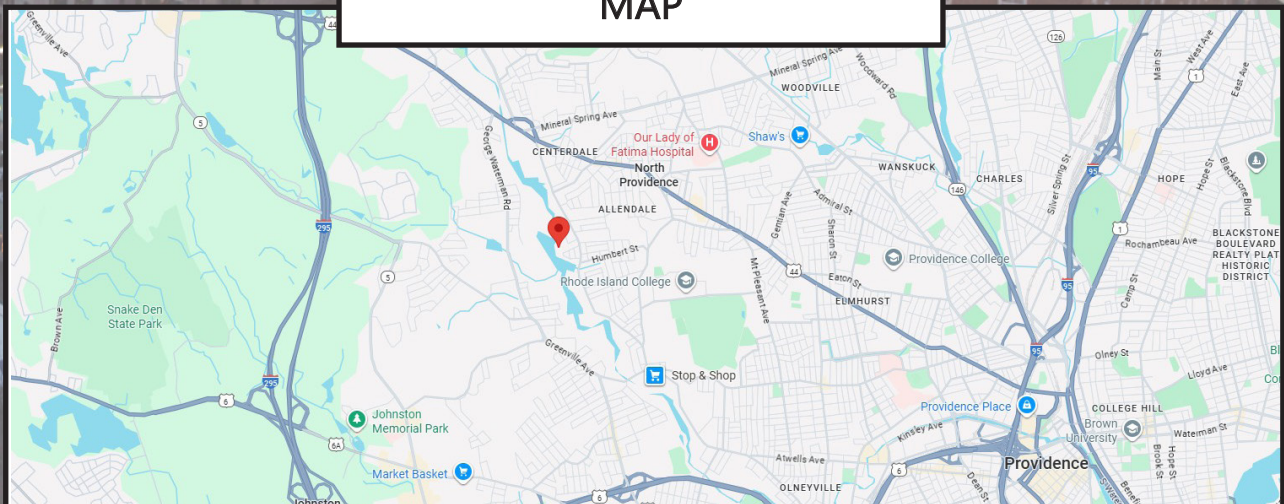
2 WARREN AVENUE NORTH PROVIDENCE - RHODE ISLAND

ASKING PRICE: \$1,950,000
(Plat 11, Lot 556)

PROPERTY DETAILS

- 11,715± SF Masonry Building
- 0.5± Acres of Land
- Office & Warehouse Space
- 10 FT Drive In Door
- 30+ Parking Spaces
- Zoned Residential - RG
- Abuts Woonasquatucket River
- Quick to RT-44, I-295 & Downtown Providence
- Estimated Taxes: \$11,897
- Owner Financing Options

MAP



2 WARREN AVENUE NORTH PROVIDENCE - RHODE ISLAND

**ASKING PRICE: \$1,950,000
(Plat 11, Lot 556)**

PLAT MAP

