

700 SCHOOL STREET, Unit 2

Pawtucket, RI 02860

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SPINNAKER GROUP, INC.



ASKING PRICE: \$1,200,000

NOI: \$118,500

CAP RATE: 9.875%

SIZE: 8,000 +/-

100% leased, about 4 years remaining on the term

TENANT: JBD-JGA Architects. They are a high end firm that specializes in country clubs, restaurants and multi-million dollar homes. Here's a link to their website. www.jbd-jga.com

CONDITION: Excellent. New HVAC system installed in 2024. Interior is well maintained by a high end tenant.

