



271 & 263 Elm Street

Portfolio of 2 Properties for Sale



Pete Dufresne

Keller Williams - Spectrum RE Consultants Team

28 Thurber Blvd, Smithfield, RI 02917

pete@spectrumrec.com

(401) 480-8990



271 & 263 Elm Street

\$1,199,800

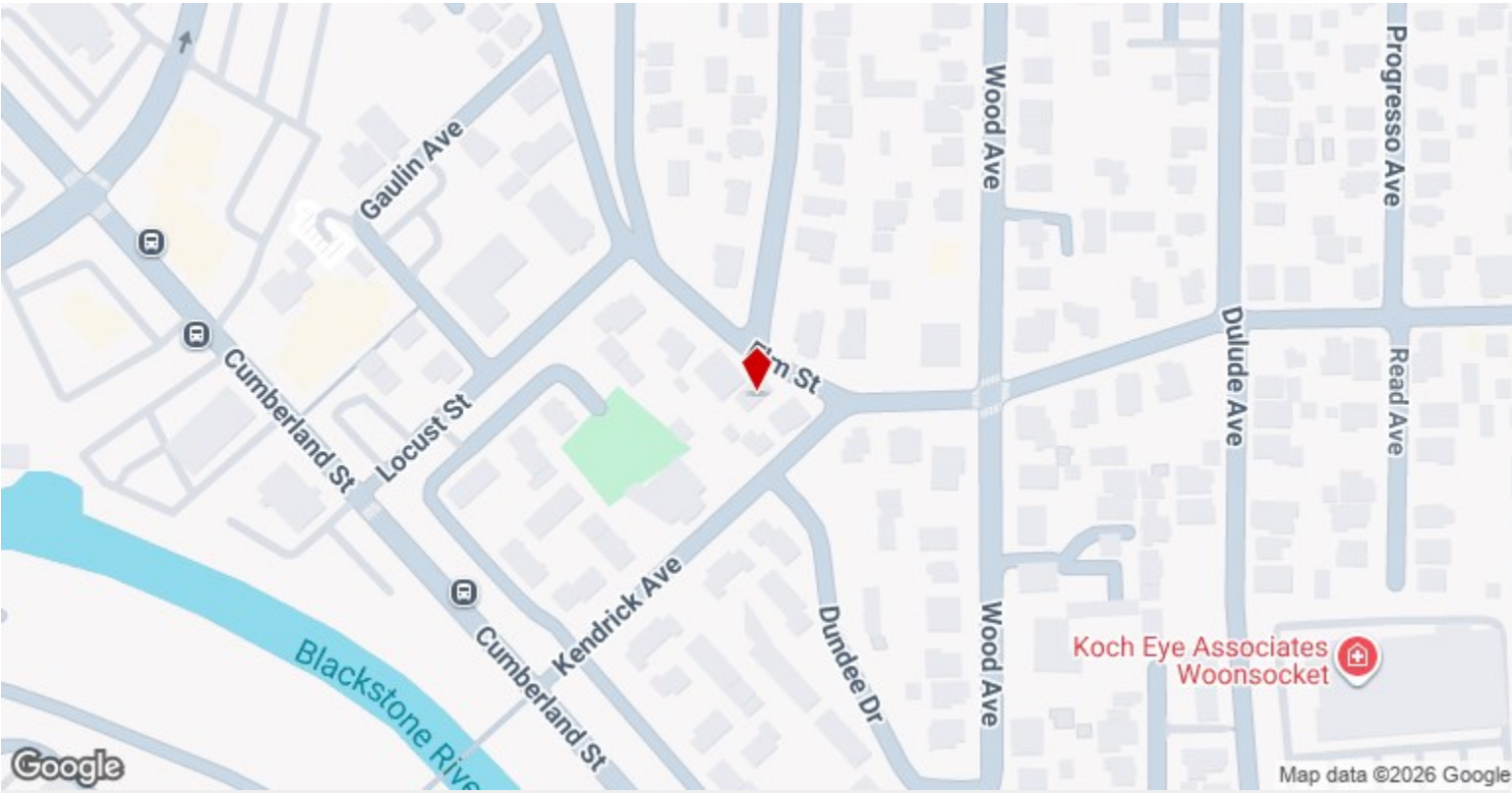
8 residential units on 2 separate lots, can be sold together or separately. Both properties consist of 4 units, which all units have separate utilities, with tenants responsible for heat and electric. Many updates throughout the properties, including vinyl siding, replacement windows, some updated kitchens and heating systems. 1-3 bedroom units with strong financials. These abutting properties will be a great addition to your investment portfolio...

8 residential units on 2 separate lots, can be sold together or separately. Both properties consist of 4 units, which all units have separate utilities, with tenants responsible for heat and electric. Many updates throughout the properties, including vinyl siding, replacement windows, some updated kitchens and heating systems. 1-3 bedroom units with strong financials. These abutting properties will be a great addition to your investment portfolio...



- Strong Financials
- Separate Utilities
- 2 abutting properties, both 4 units



Price:	\$1,199,800
Price / SF:	\$206.01 / SF
Cap Rate:	8.00%
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	2
Total Building Size:	5,824 SF



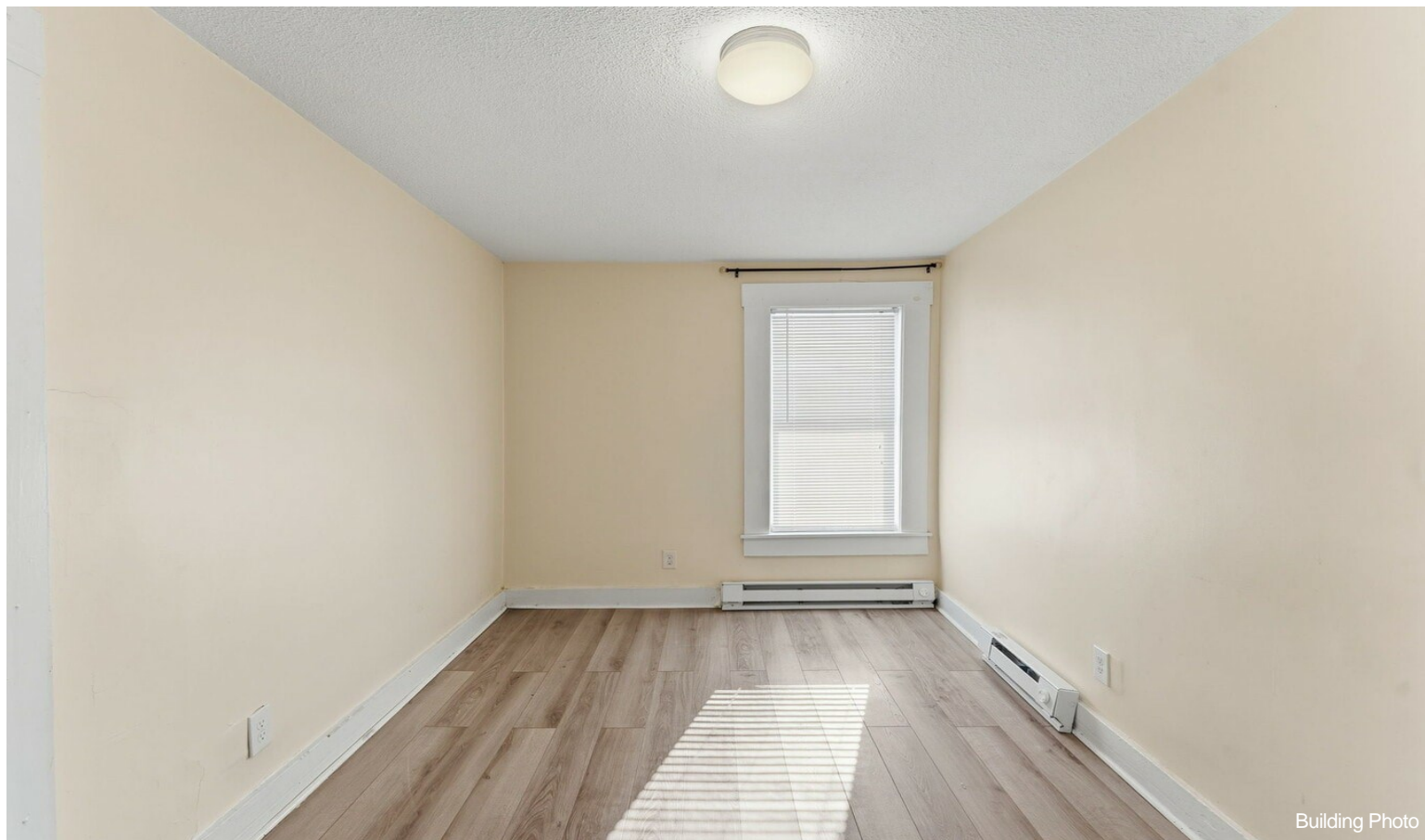
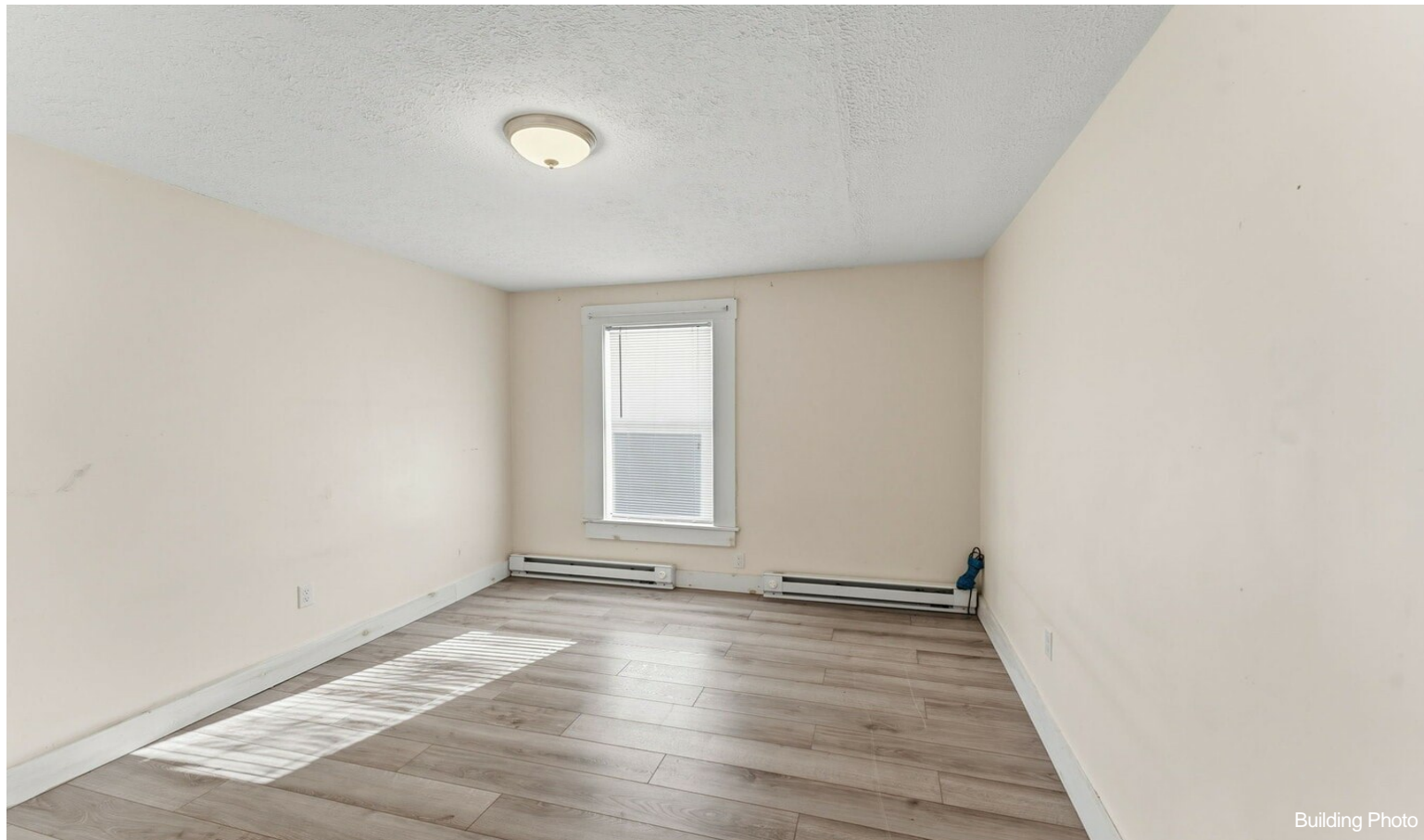
271 & 263 Elm Street

Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 263 Elm St, Woonsocket, RI	Multifamily	2,752		
 271 Elm St, Woonsocket, RI	Multifamily	3,072		

Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos

