



840 Cumberland Hill Rd, Woonsocket, RI 02895

**\$3,300,000**

840 Cumberland Hill Rd Woonsocket

Industrial/Retail Investment 8.00% CAP 52,824 SF



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Listing Added: 04/26/2024

Listing Updated: Today

**kw** LEADING  
EDGE  
KELLERWILLIAMS.  
REAL ESTATE

## Details

Asking Price	\$3,300,000	Property Type	Industrial
Subtype	Flex, Manufacturing, Warehouse	Investment Type	Stabilized
Lease Type	Gross	Tenancy	Multi
Number of Tenants	14	Square Footage	52,824
Net Rentable (sq ft)	52,824	Price/Sq Ft	\$62.47
Cap Rate	8.00%	Pro-Forma Cap Rate	15.15%
Pro-Forma NOI	\$500,000	Units	14
Year Built	1932	Buildings	1
Stories	2	Permitted Zoning	MU-2
Lot Size (acres)	3.51	Parking (spaces)	55
Rent Bumps	Yes	Broker Co-Op	Yes
APN	007-0042	Price/Unit	\$235,714.29
Ground Lease	No	Ownership	private
Loading Docks	1	Dock High Doors	14
Ceiling Height	15		

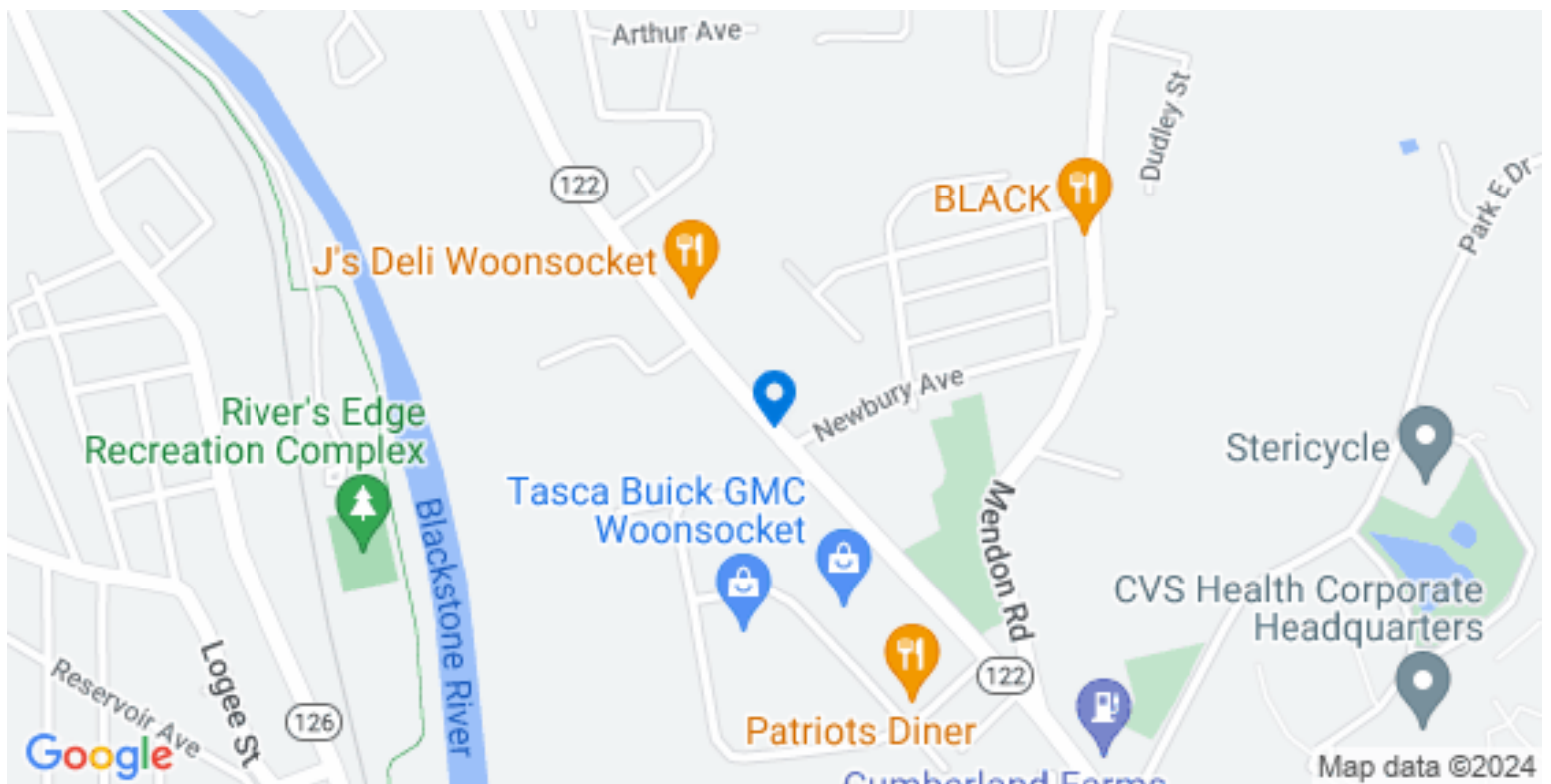
## Marketing Description

Great property in an Opportunity Zone! Use this building to house your business or as an investment property. Strong financials even with some under market rents. 50,000+ sq feet of building space on over 3.5 acres of land. Convenient highway access to route 99 + 146, as well as interstate 295. Solid tenants. Electrical system rated up to 600 volts - 1200 amps, 3 phase. Sixteen (16) Drive-in overhead doors, varying in heights 8 to 16 feet. One (1) loading dock. Tons of parking and exterior space

## Investment Highlights

Solid investment property with solid financials and value-add opportunities

## Location (1 Location)



Property Photos (36 photos)

