



1097 Eddie Dowling Hwy

1097 Eddie Dowling Hwy, North Smithfield, RI 02896



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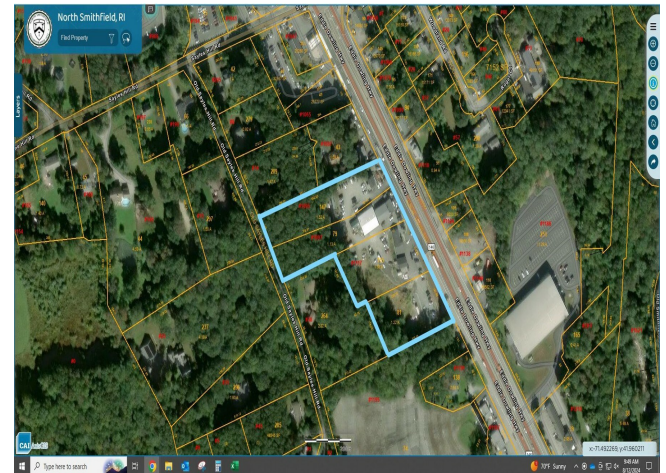
1097 Eddie Dowling Hwy

\$3,999,900

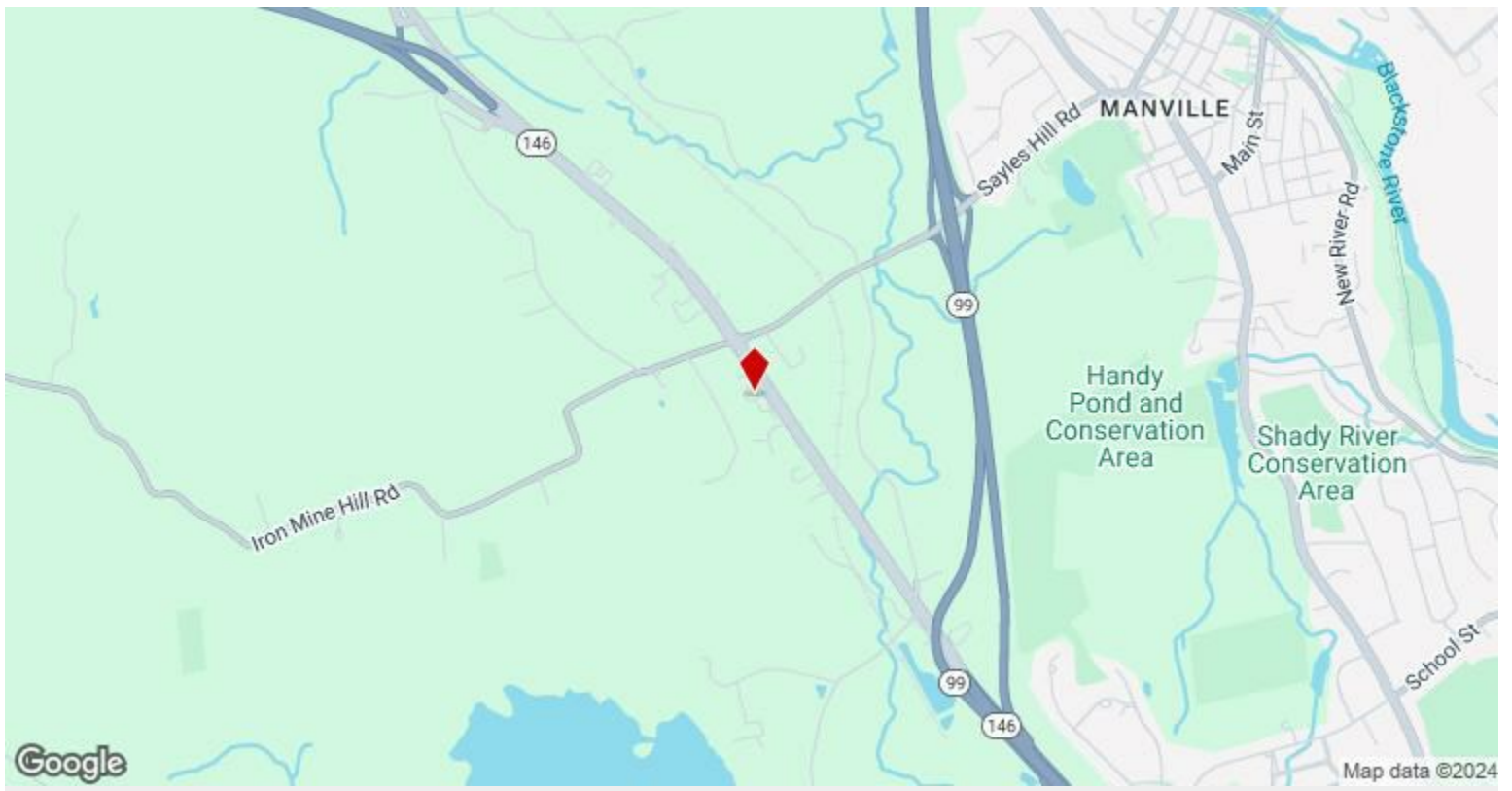
Great business opportunity directly on Route 146, includes 4 lots on ~5.25 acres with 3 structures totaling 16,162 sqft. The 4 tax lots, at 0, 1095, 1097, and 1117 Eddie Dowling Hwy, are together priced at \$3,999,900. Owner user. Cap rate listed is proforma with all aspects of property leased, including open land. Currently, 2485sq' of the total is used as single family, residential space with 5brs and 2 baths. The remaining 13,734sq' of commercial space is used as truck customization, automotive repair, automotive parts retail and office space.

This property has extraordinary visibility, located directly on Route 146. Approximately 580 linear feet of frontage in BH zone (Business Highway). Traffic count shows 50,000+ vehicles driving by this property daily....

- New retaining walls
- New roofs
- New epoxy floors
- New garage doors
- New heating and AC infrastructure

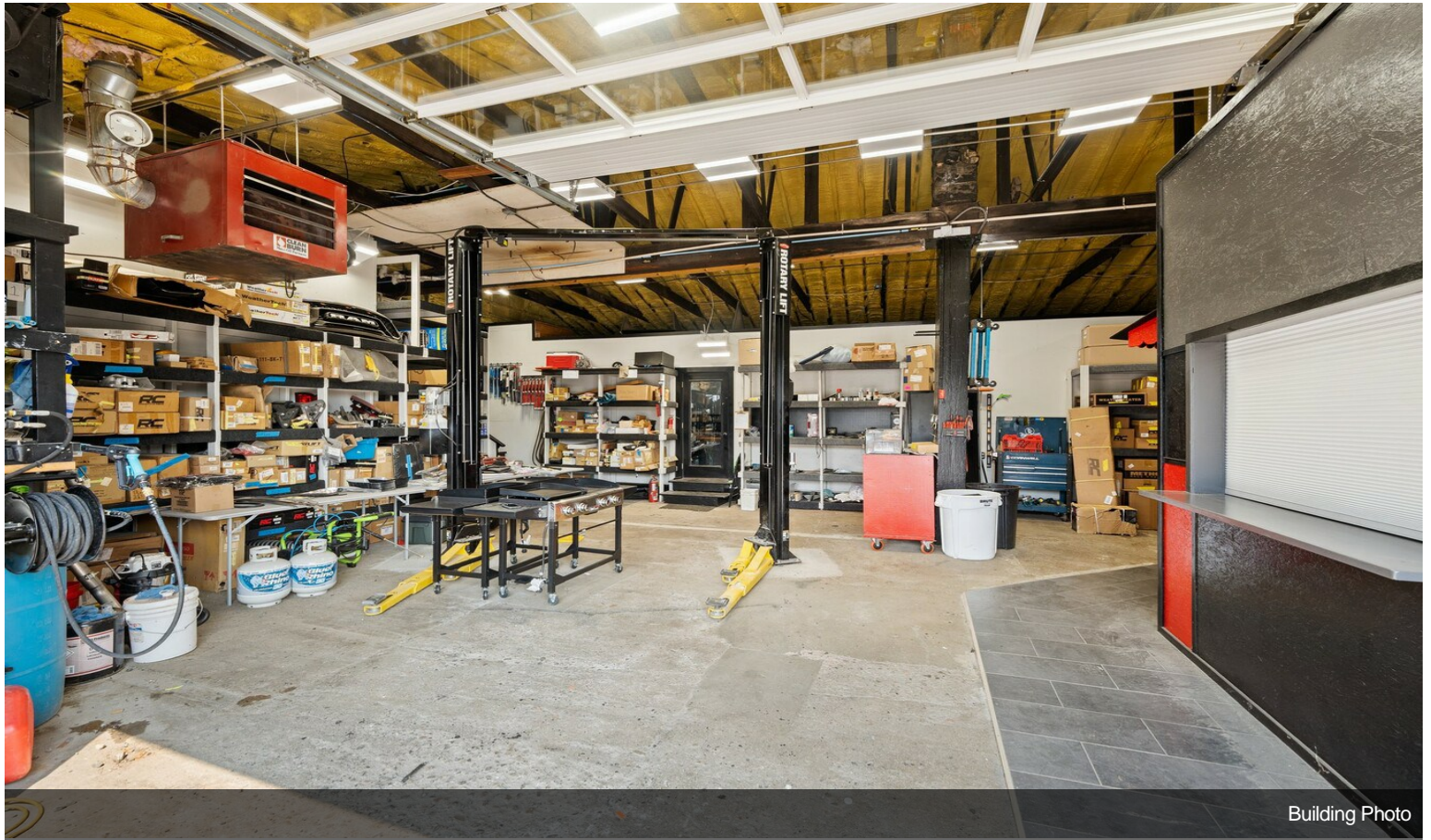


Price:	\$3,999,900
Property Type:	Industrial
Property Subtype:	Showroom
Building Class:	C
Sale Type:	Investment
Cap Rate:	8.00%
Lot Size:	5.25 AC
Gross Building Area:	16,162 SF
Rentable Building Area:	16,162 SF
No. Stories:	1
Year Built:	1970
Parking Ratio:	6.19/1,000 SF
No. Drive In / Grade-Level Doors:	10
Zoning Description:	BH
APN / Parcel ID:	NSMI-000017-000000-000079

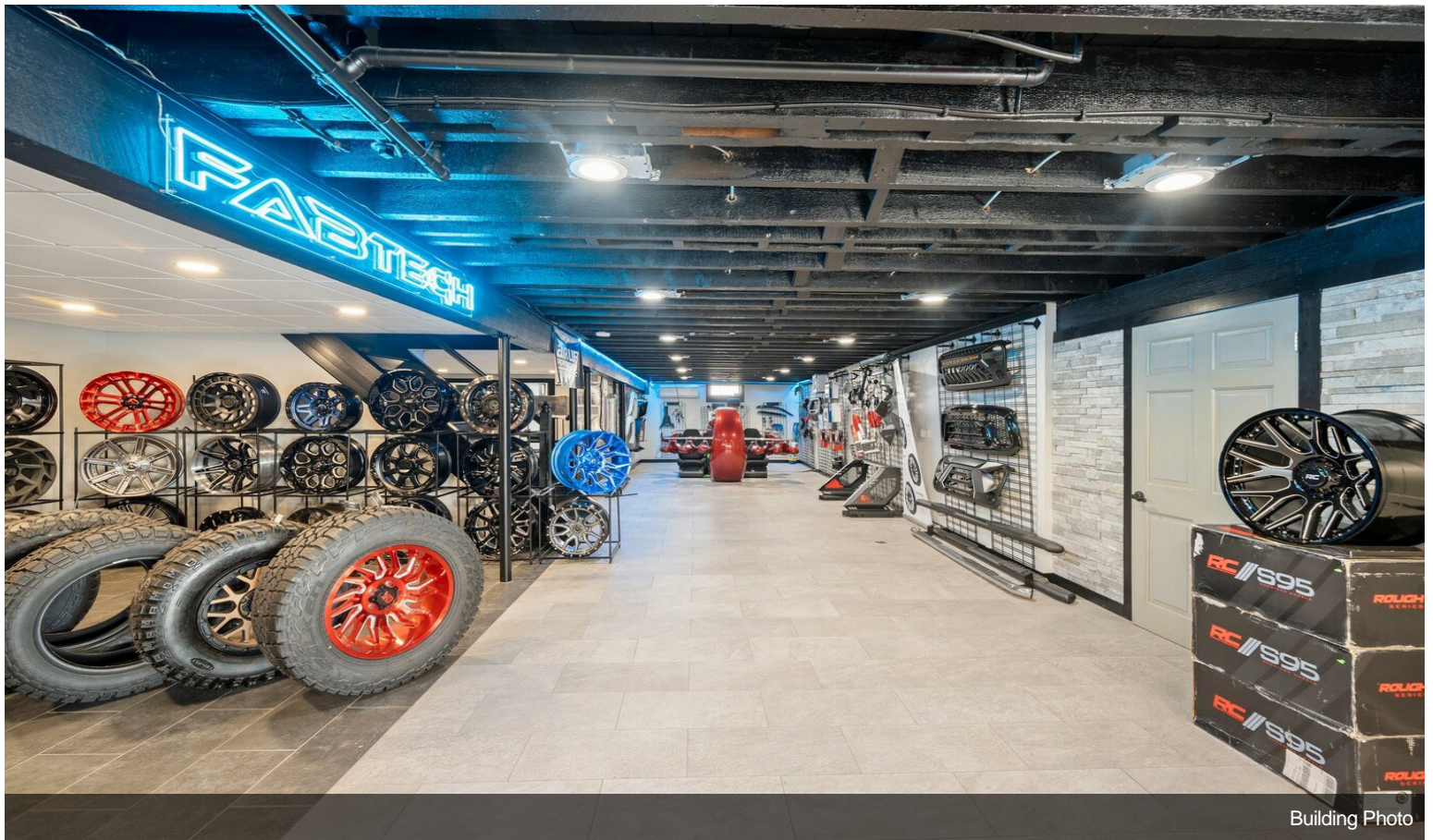


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Property Photos



Building Photo

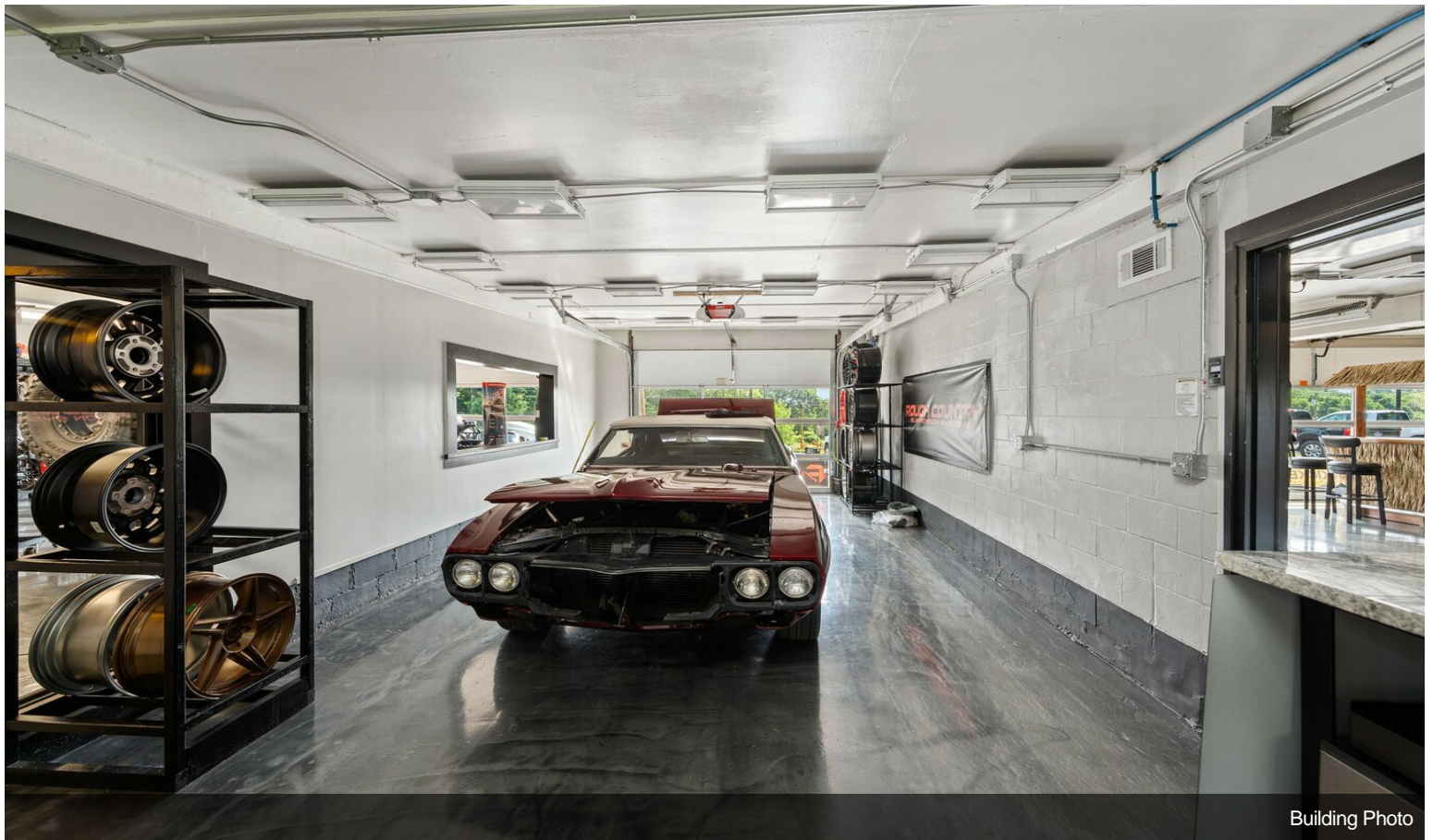


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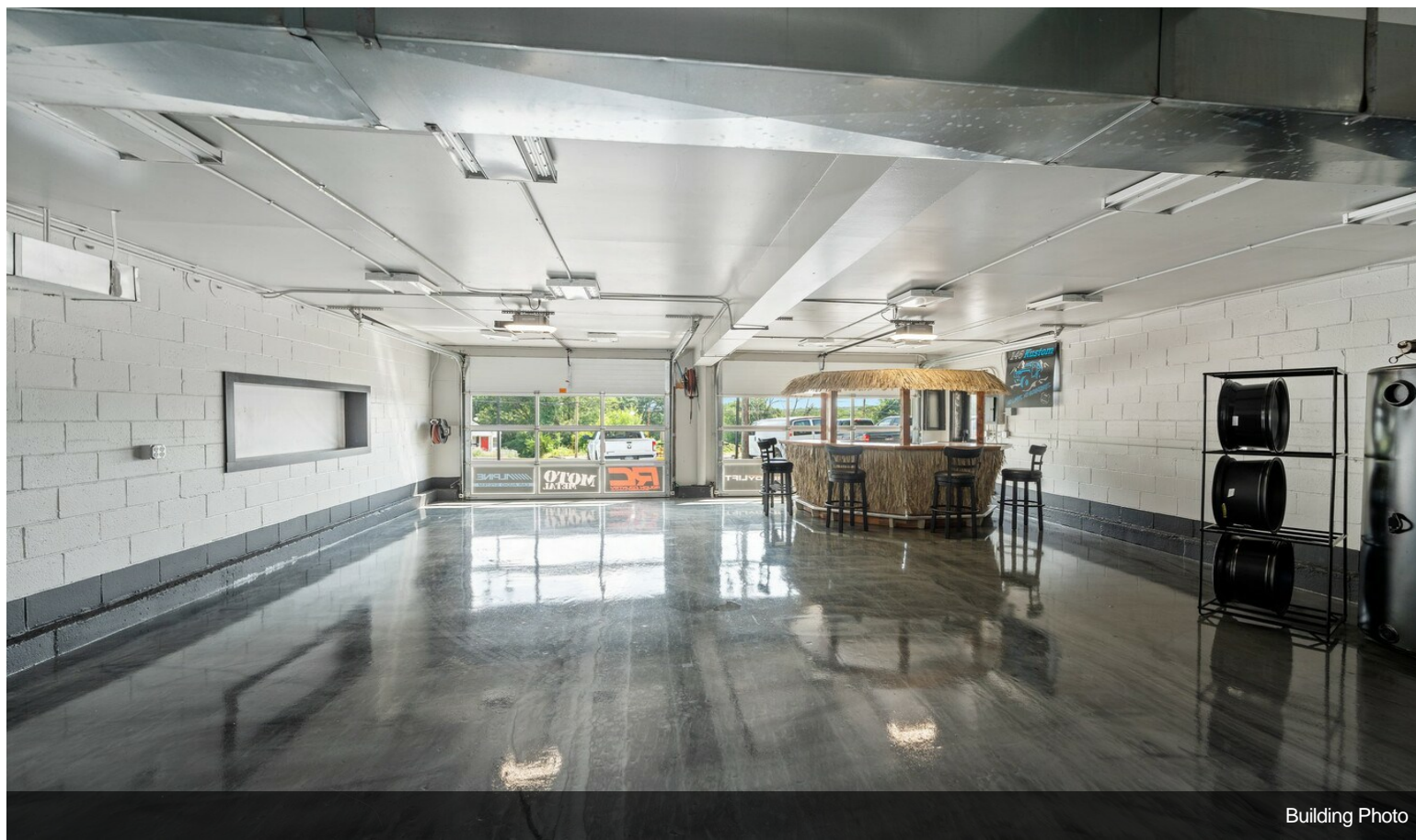


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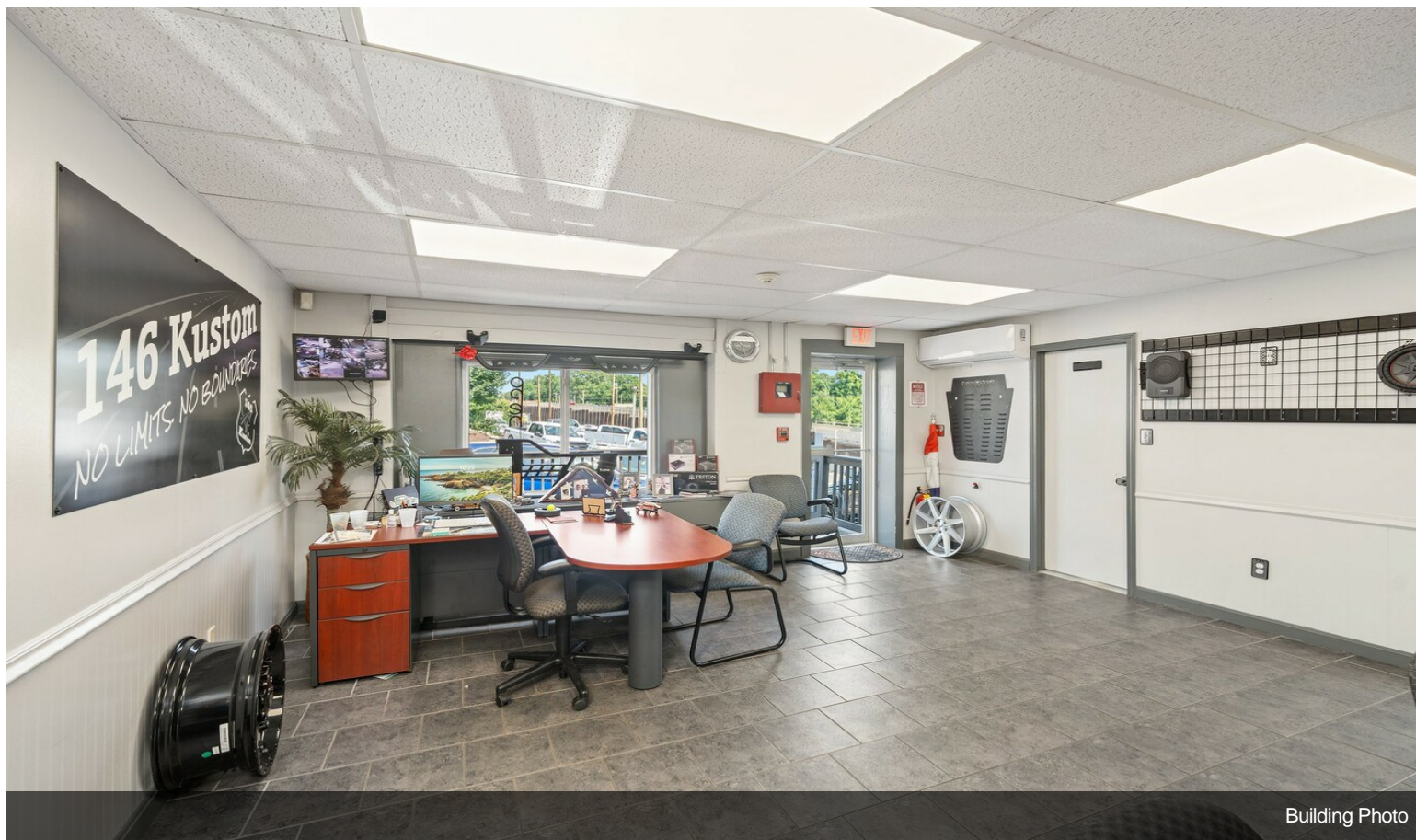


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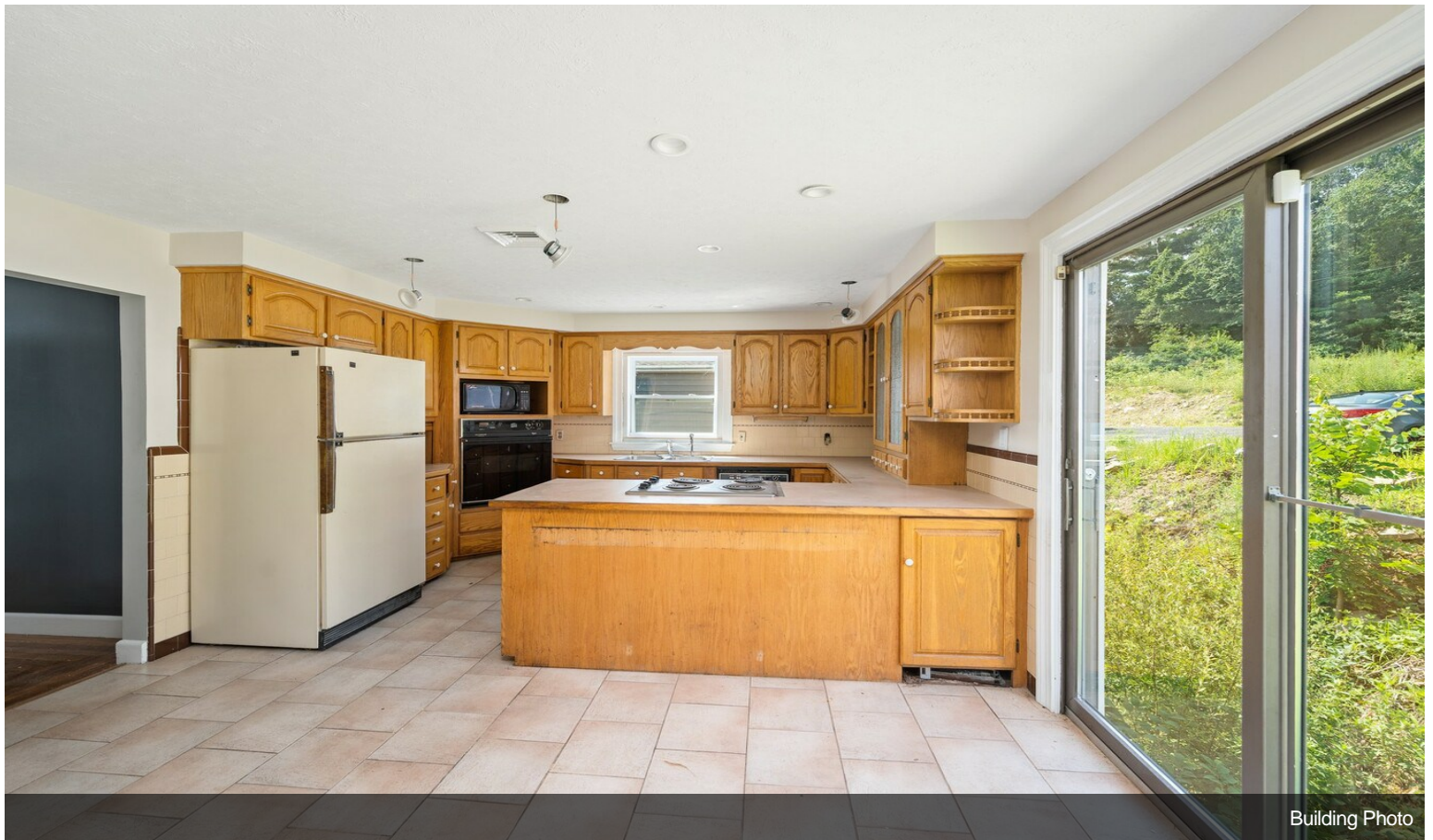


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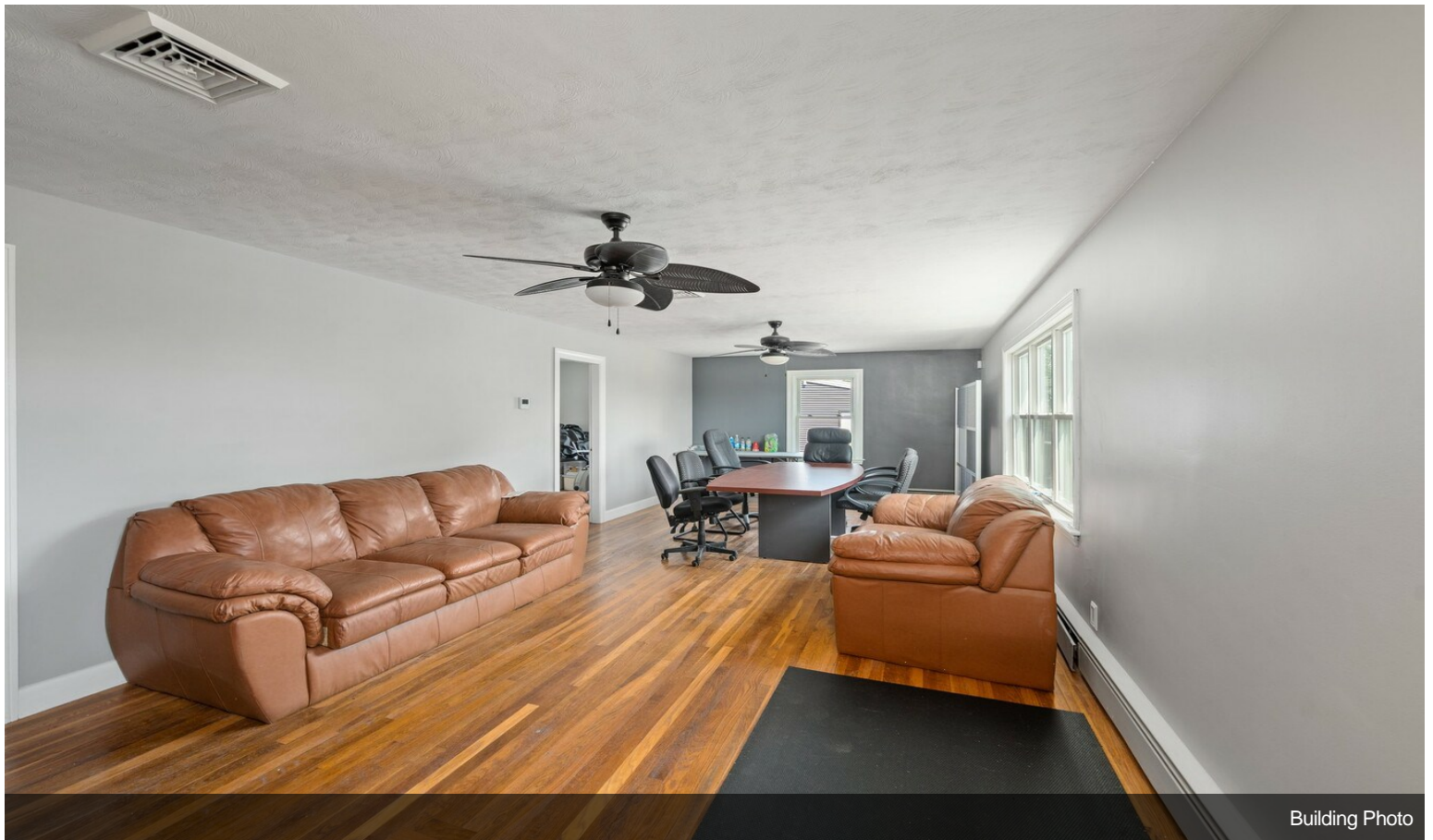


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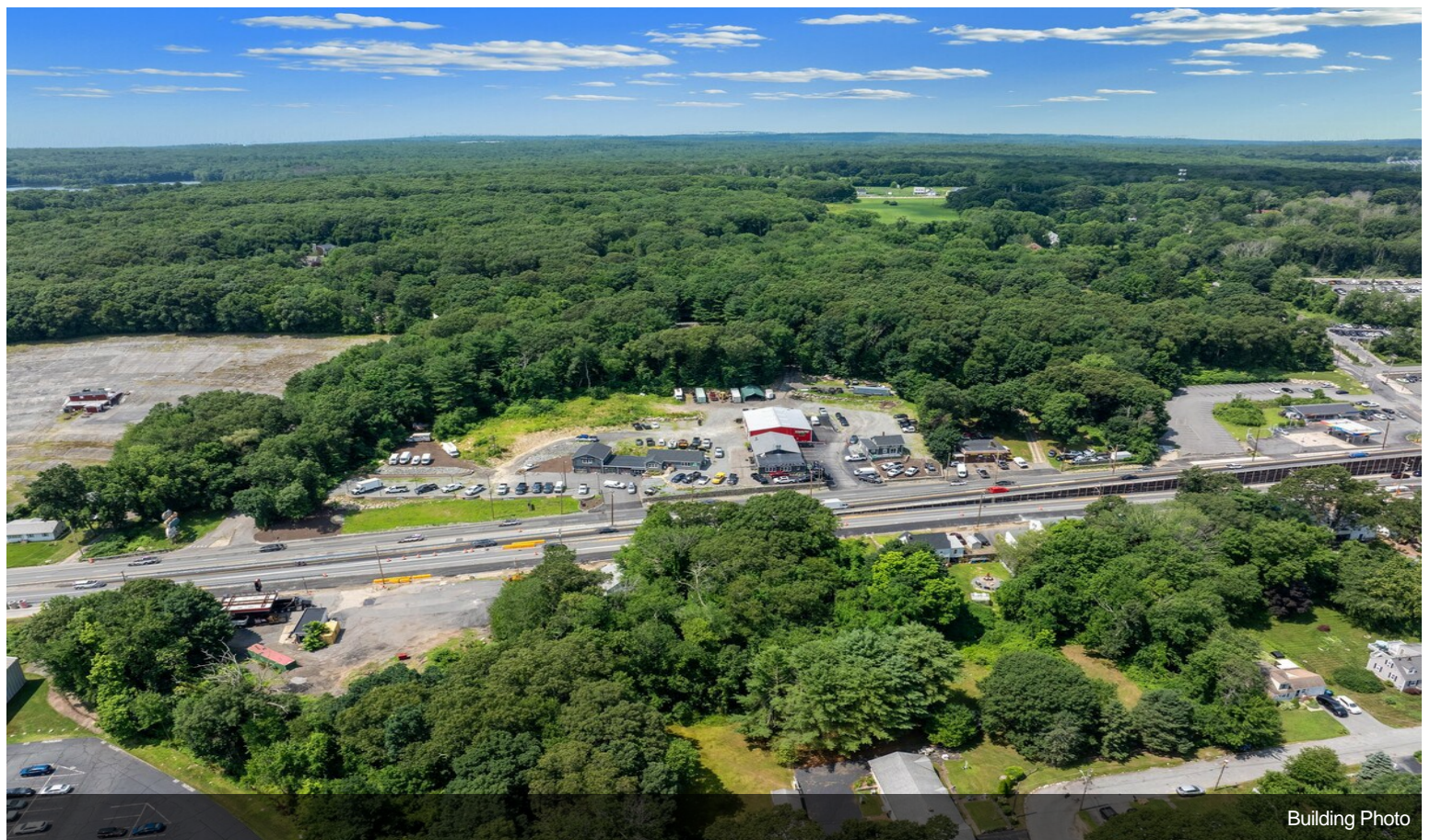
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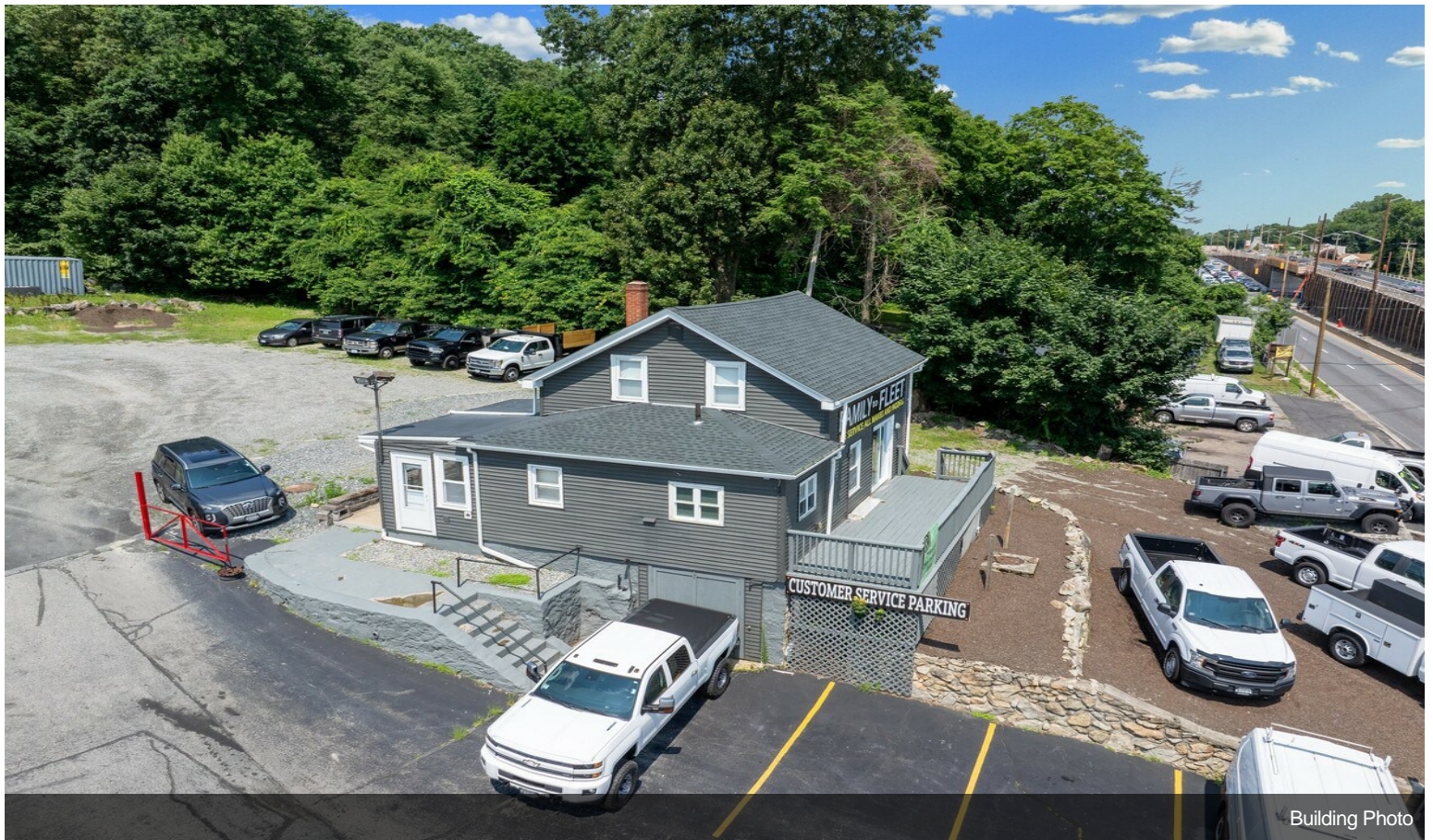


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