



1174 Douglas Ave

1174 Douglas Ave, North Providence, RI 02904



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1174 Douglas Ave

\$979,900

Rare opportunity to acquire a unique commercial and residential property in North Providence, Rhode Island. This property is a must-see for any savvy investor looking for a lucrative return. Located at 1174 Douglas Avenue, this property is comprised of a 7,700 square foot Autobody shop/mechanic garage and a 2-unit multi-family residence situated on two abutting lots. The shop is fully equipped with all the necessary tools and equipment, including 2 lifts inside, one outdoor lift, two flatbed trucks, two forklifts, one 8000lb long forklift and a whole host of parts inventory (excluding used resale dealer cars). The security camera system is operational. Autobody, mechanic, towing, salvage and dealer licenses are all active. This is a turnkey business ready to be taken over by an ambitious entrepreneur. The multi-family residence features two separate units, each with its own entrance and all utilities are separate. Currently, the two...

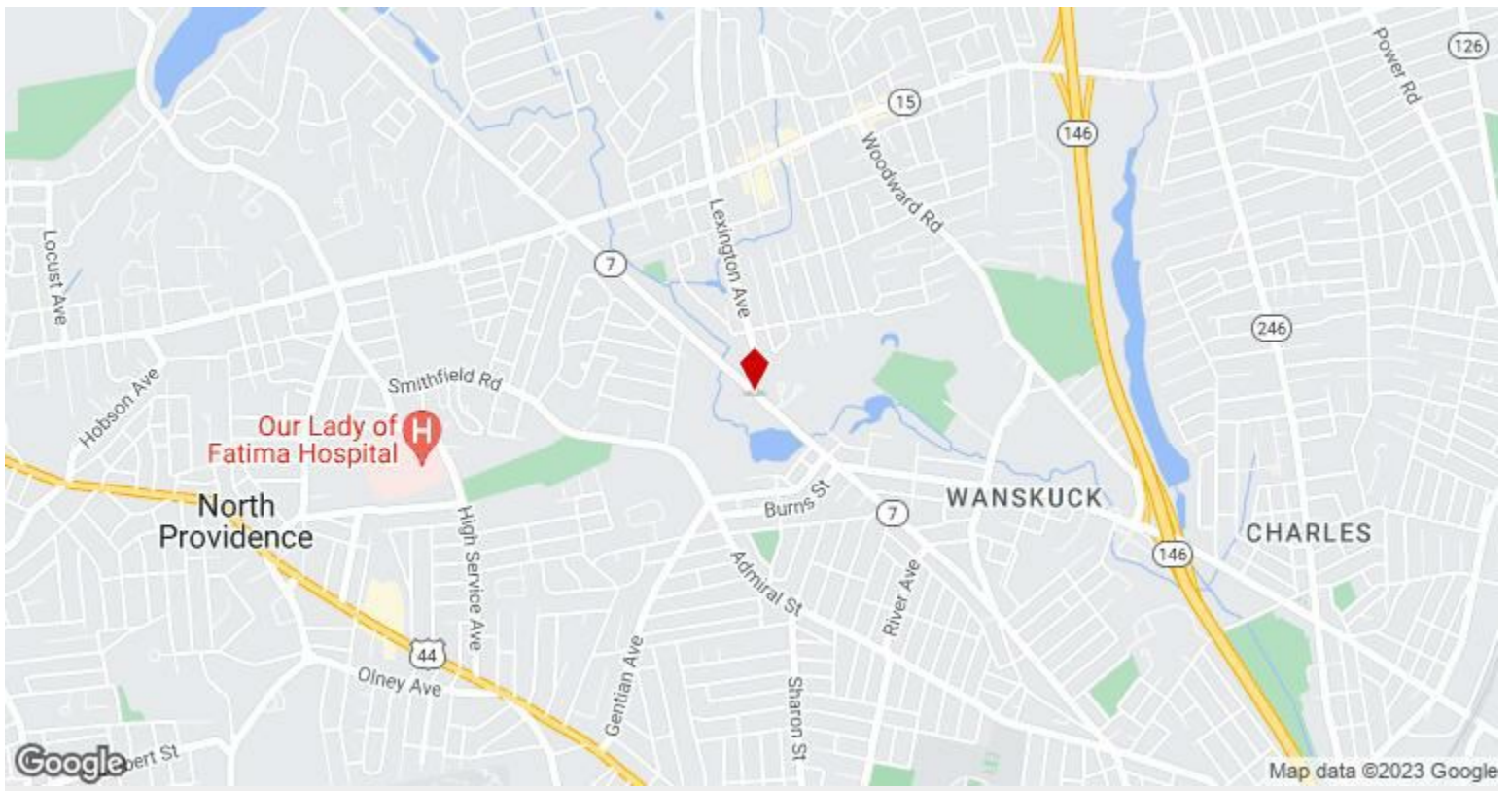
- Dealer, salvage, towing, mechanic and autobody licenses active
- Potential for partial residential financing
- Vast inventory of parts and equipment



Price:	\$979,900
Property Type:	Retail
Property Subtype:	Auto Repair
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	8.90%
Lot Size:	1.22 AC
No. Stories:	2
Year Built:	1965
Tenancy:	Single
Parking Ratio:	3.81/1,000 SF
Zoning Description:	MG
APN / Parcel ID:	NPRO-000006-000000-000350
Walk Score ®:	68 (Somewhat Walkable)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dagostino Auto	-	



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Property Photos

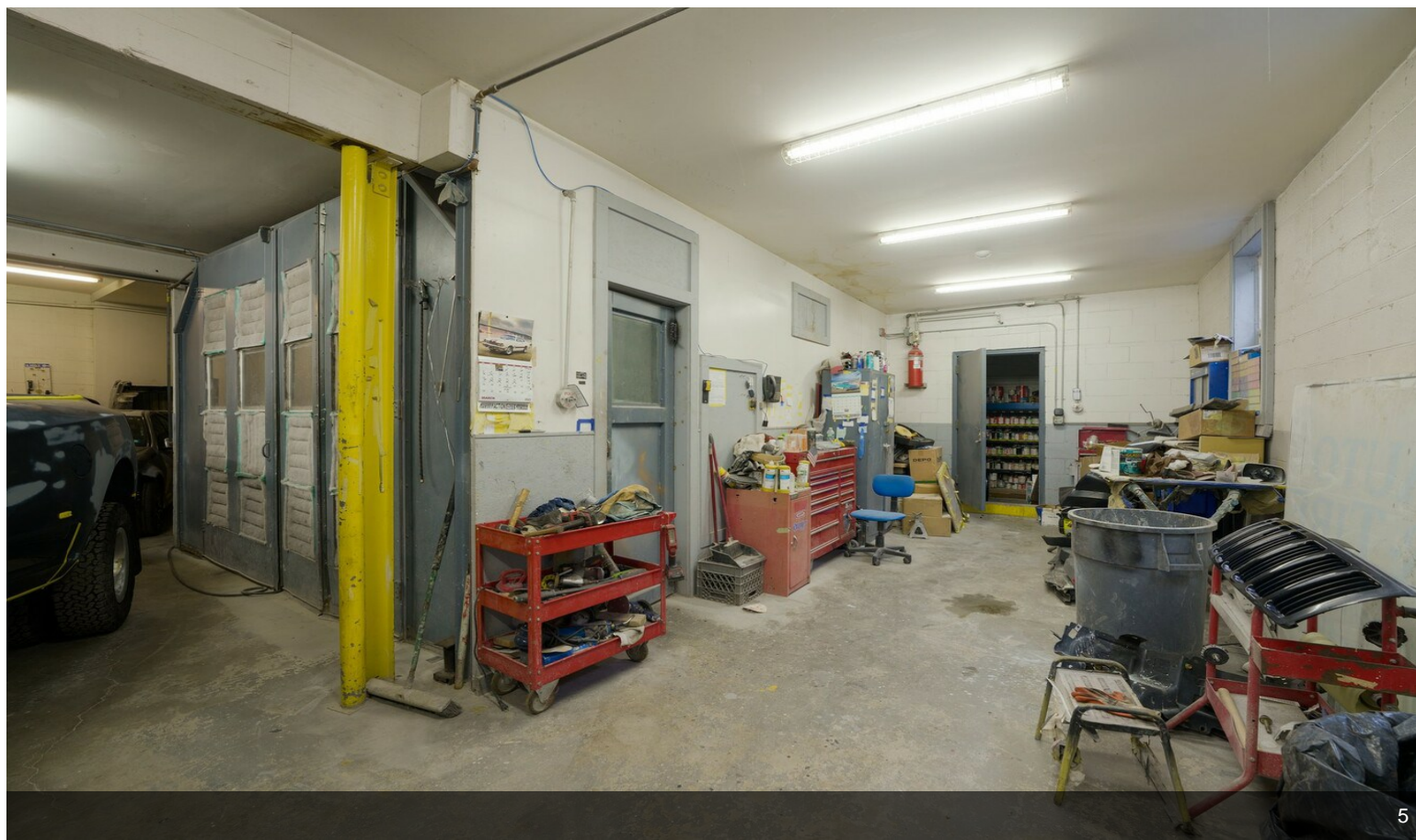


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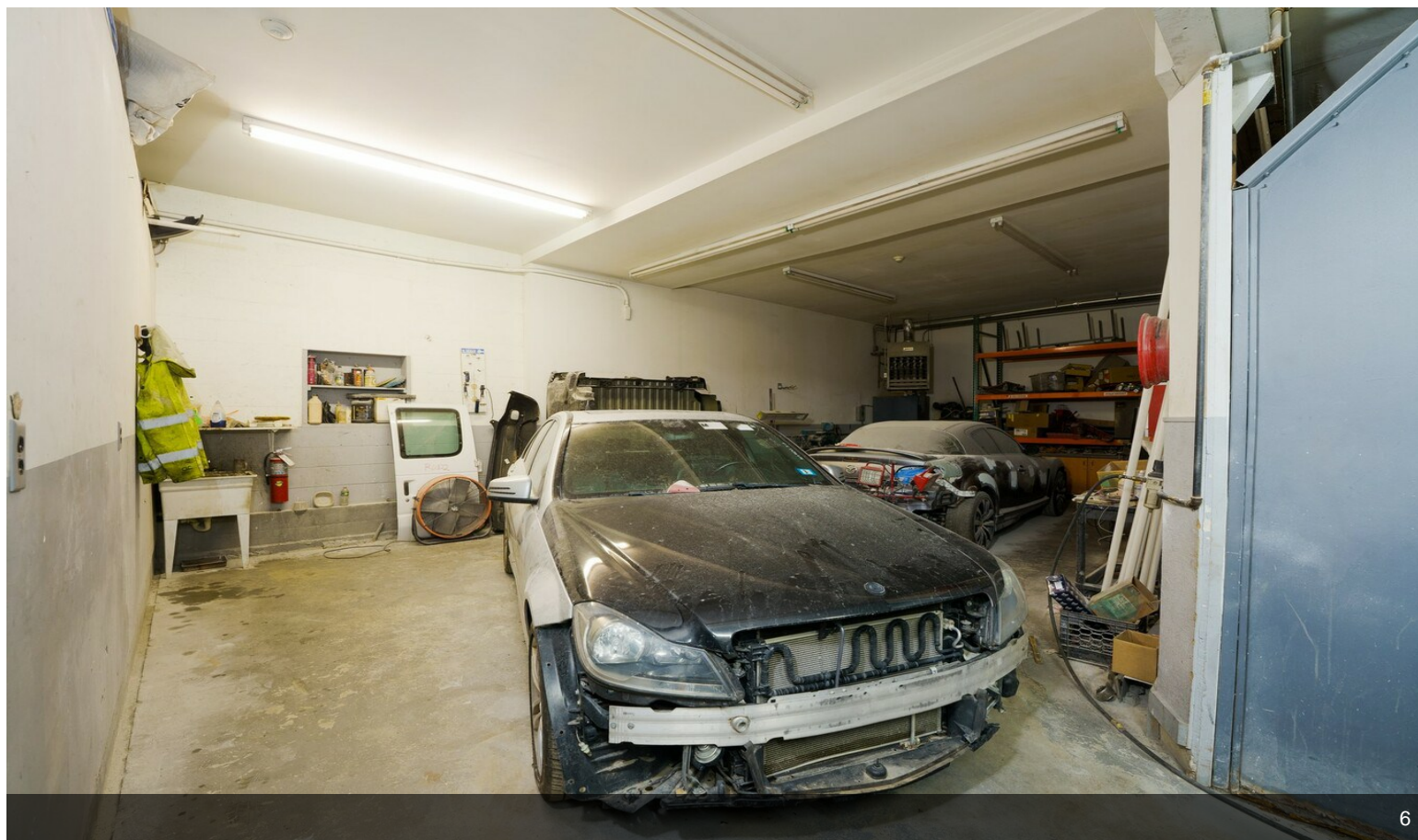


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Property Photos

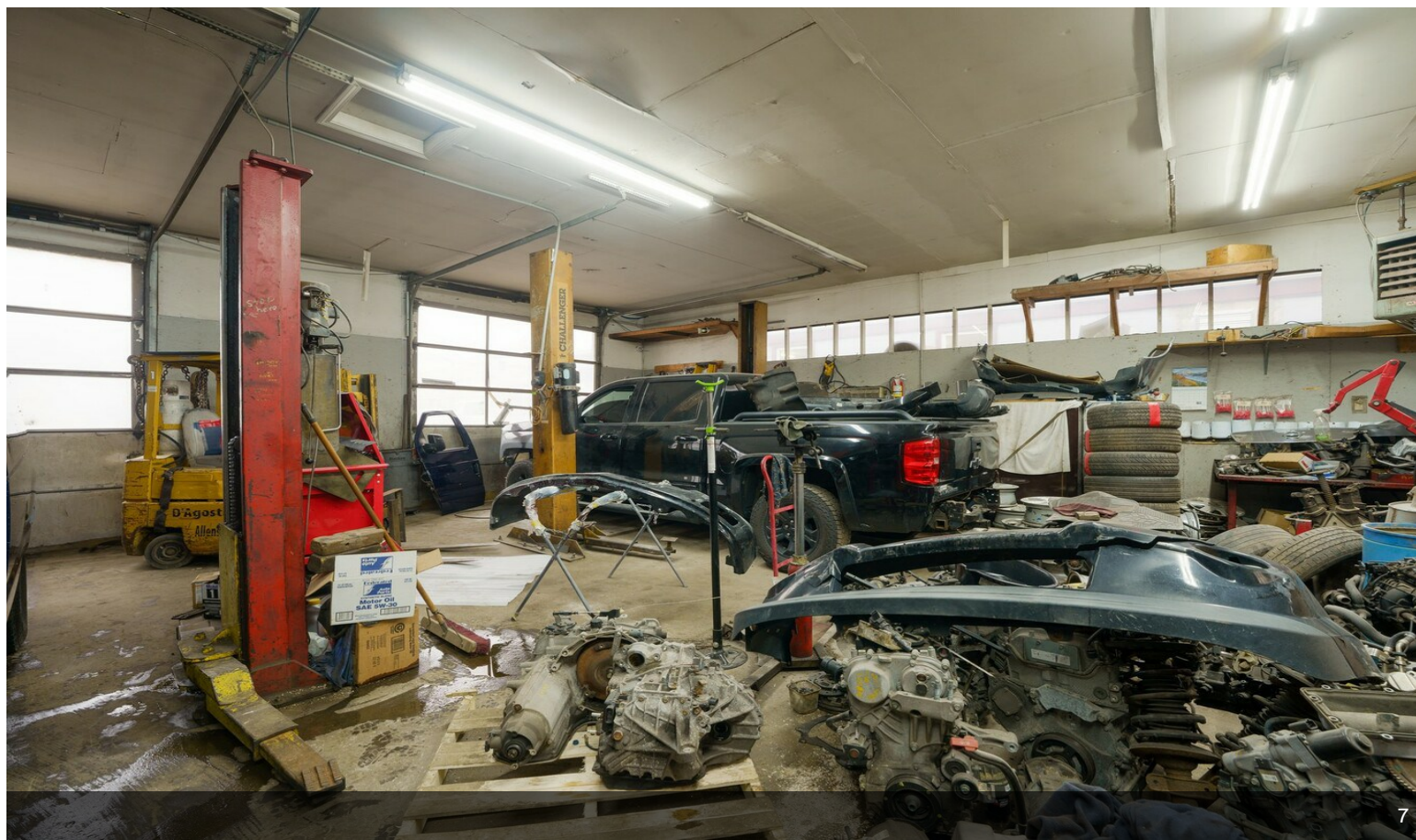


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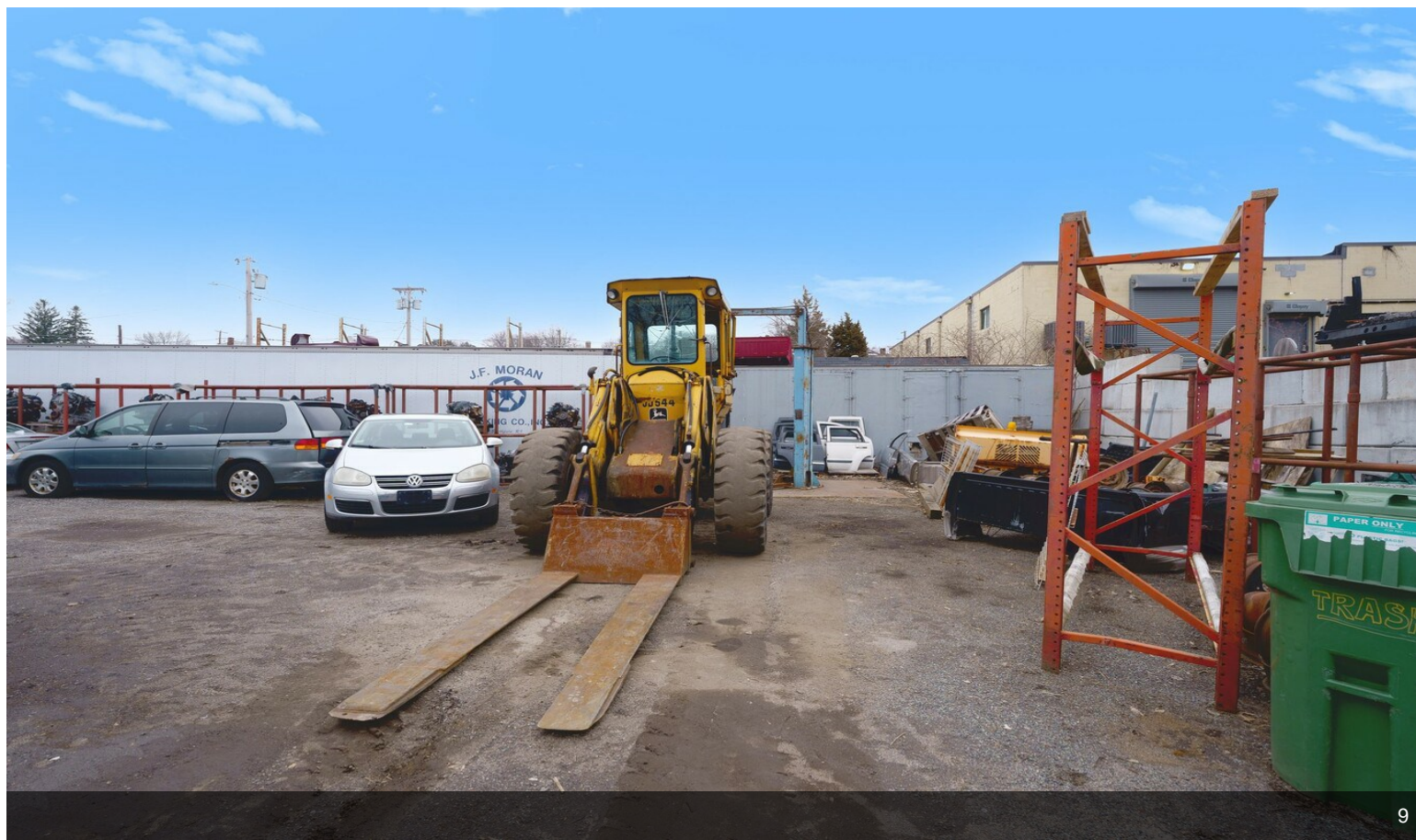


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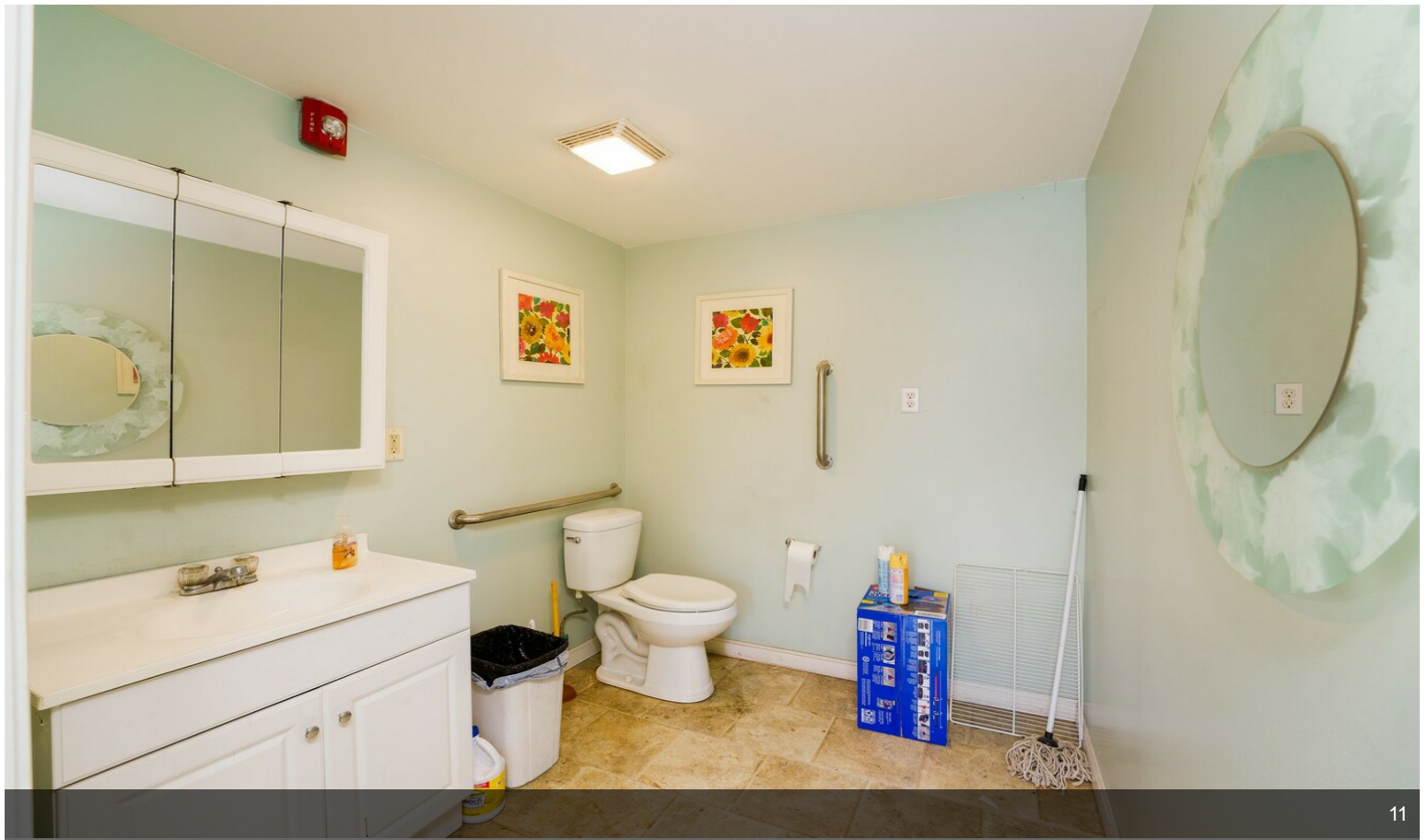
Property Photos



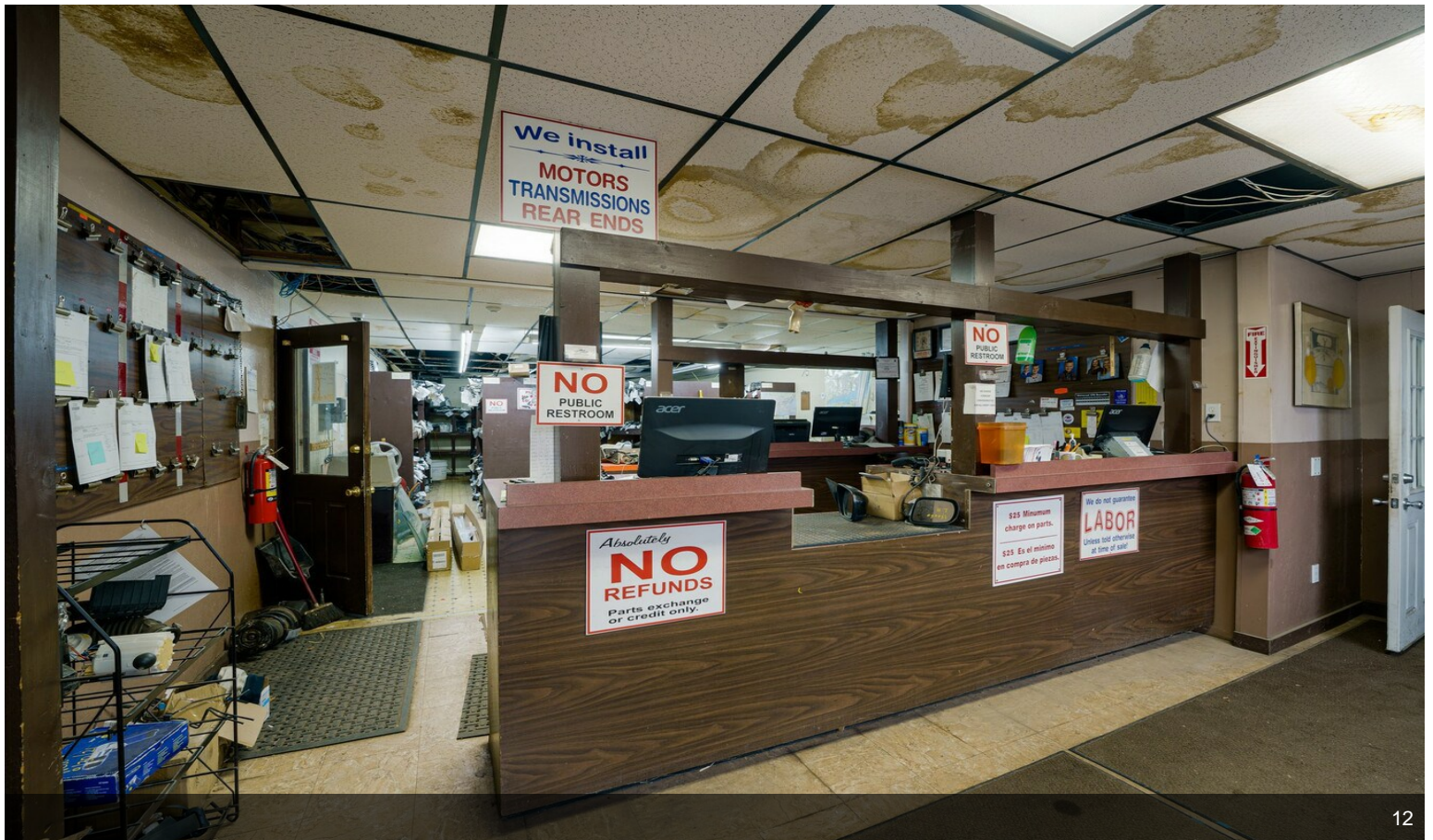
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Property Photos



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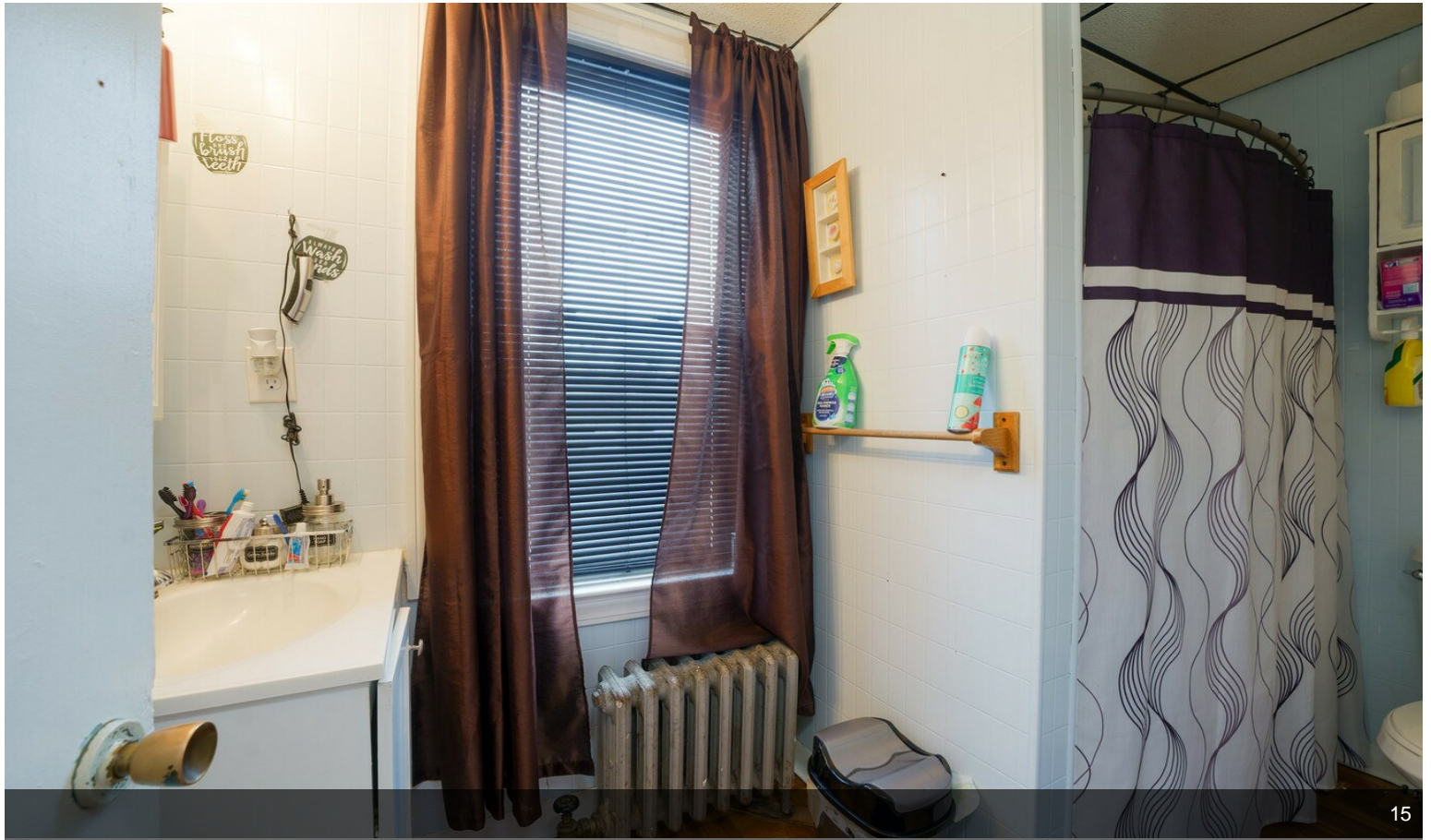


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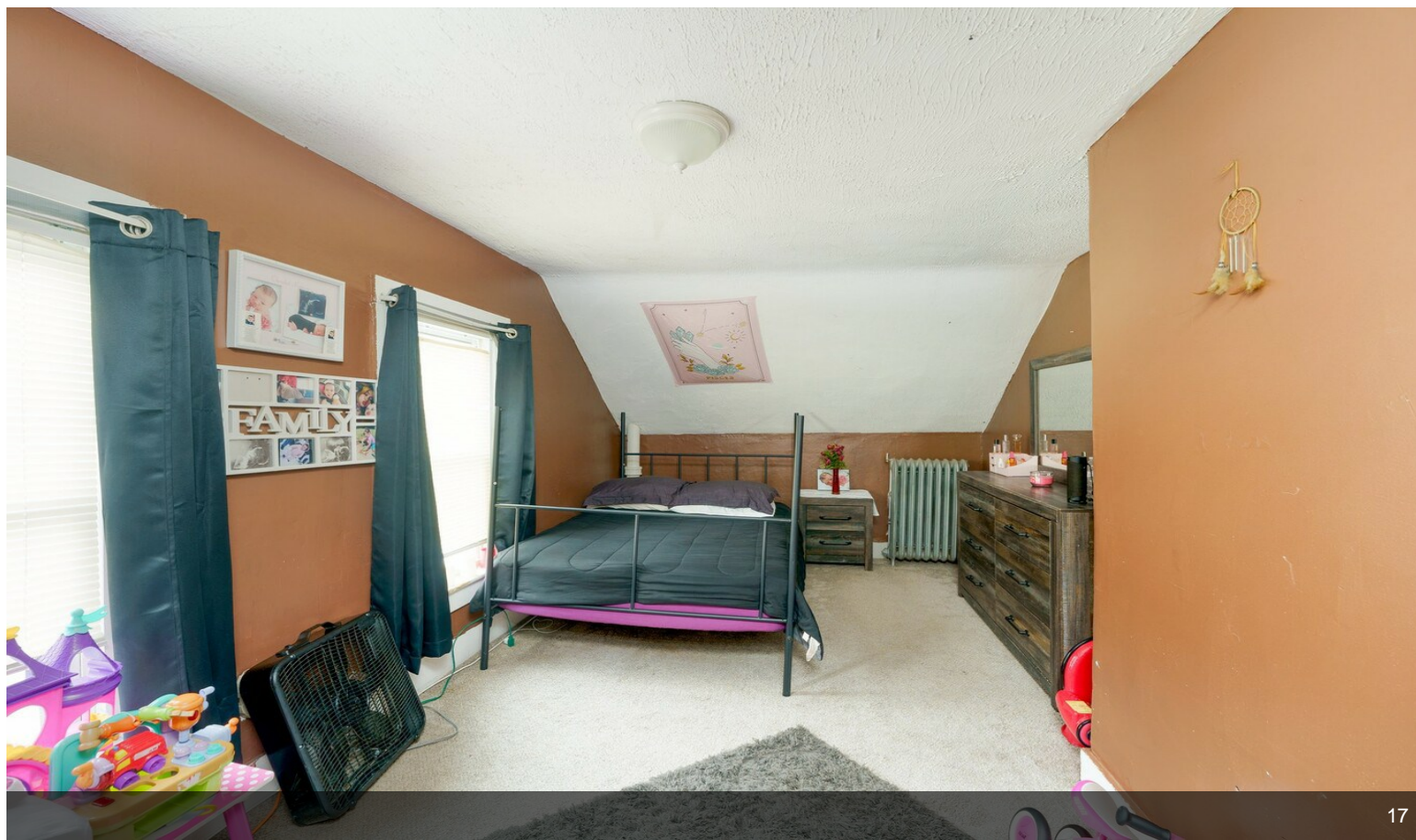
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Property Photos



Property Photos



Property Photos



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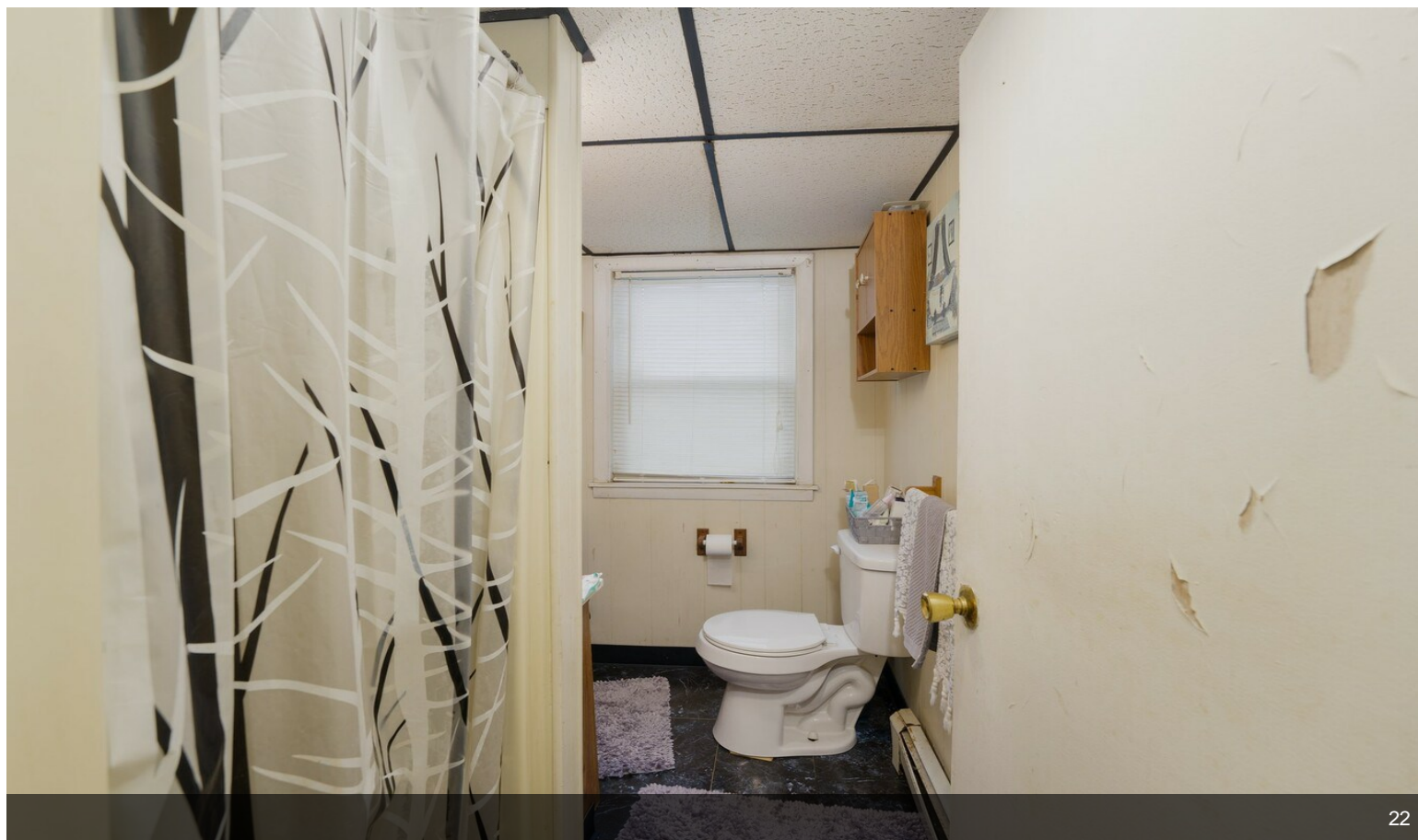


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Property Photos



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