

BUILDING FOR SALE OR LEASE



725 RESERVOIR AVE

CRANSTON, RI 02910

SALE PRICE: \$199,000

LEASE PRICE: \$14/SQ.FT. NNN



SPINNAKER GROUP, INC.

Andy Kushner

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PROPERTY HIGHLIGHTS

Listed for sale at \$199,000 or leasing at \$14.00 sf/yr NNN this space holds a prime location within the building. On the first floor and located by the main entrance, your patients will not have to go far. Formerly a medical practice space with 3-4 individual exam rooms, this first floor condo is the perfect location for you.

Only minutes from both I-95 and I-295.

SALE PRICE

\$199,000.00

LEASE PRICE

\$14.00 sf/yr NNN

CEILING HEIGHT

8' throughout

BUILDING

Cranston Medical Associates
Office Building

UTILITIES

Tenant is responsible for
electric and gas

CONDO FEES

Includes water, sewer, master
insurance, and CAM.

ADDITIONAL FEATURES

Waiting/Reception Area
File area with bathroom
and kitchenette
Nurses station

3-4 exam rooms
1-2 designated offices
1 laboratory space
1 patient bathroom



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BUILDING INFORMATION



- Cranston Medical Associates Office Building
- **Condo Fees:** \$501.07/month
 - Includes water, sewer, master insurance, and CAM.
- **2024 Taxes:** \$5,129.50
- **Medical Tenants Include:**
 - Endocrinology, Laboratory services, Chartercare medical associates, Physical Therapy, Genealogy, Ophthalmology, OB/GYN care, RI Rheumatology & Infusion center, Neurology, Sleep center care and more.



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DEMOGRAPHIC ANALYSIS

TOWNWIDE

KEY FACTS

82,934

Population

31,571

Total Households

34,182

Housing Units

\$92,795

Average
Household
Income

3.14

Average
Household Size

Date reported by the United States Census Bureau



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THE INTERIOR



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THE EXTERIOR



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