### BUILDING FOR SALE OR LEASE



CRANSTON, RI 02910

**SALE PRICE:** \$199,000

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



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.

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\$199,000.00

#### **BUILDING**

Cranston Medical Associates Office Building

#### **LEASE PRICE**

\$14.00 sf/yr NNN

#### **UTILITIES**

Tenant is responsible for electric and gas

#### **CEILING HEIGHT**

8' throughout

#### **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 rooms1-2 designated offices1 laboratory space1 patient bathroom



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# BUILDING NFORMATION



- 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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### D E M O G R A P H I C A N A L Y S I S

#### **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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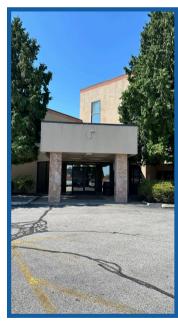
# THE EXTERIOR













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