

PARTNERS IN REAL ESTATE

2949 East Main Road, Portsmouth, RI 02871

Welcome to 2949 East Main Road, new 9,000 SqFt commercial tradesmen center available for sale in Portsmouth, RI. All units are fully occupied, however, 3,000 SqFt could be vacated if the next owner wants to occupy a portion of the building. This is a great investment opportunity with a 6.00% Capitalization Rate on a brand new construction.

SALE PRICE:	\$2,350,000
PROPERTY TYPE:	Commercial Tradesman Center
BUILDING SIZE:	9,000 SqFt
CONSTRUCTION TYPE:	Wood frame, custom build, composite siding
LOT SIZE:	0.99 acres 43,124 SqFt
ZONING:	C1 Commercial
TAXES:	2024 tax rate \$11,352.47/ Year

401- 324-0048

221 THIRD STREET, SUITE 200, NEWPORT RI
'THE BUBBLEGUM FACTORY'

NEWPORT, RI



EST. 2023

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WATER:	Connected
SEWER:	Septic system 1,000 gallon tank with galley
ELECTRIC:	3 phase 400 Amp service
HEAT/ AC:	Gas fired HVAC
RESTROOMS:	One full restroom in each unit, with shower
GARAGE DOORS:	16' W X 14' H
ROOF AGE:	2023 Asphalt shingles
FRONTAGE:	110 feet along high traffic East Main Road
COMMERCIAL LEASE INCOME:	\$166,800 Annually
TOTAL EXPENSES:	\$25,665 Annually
NET INCOME:	\$141,135 Annually

FOR ADDITIONAL INFORMATION CONTACT:

KIRBY & KIRBY

(401)324-0048

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