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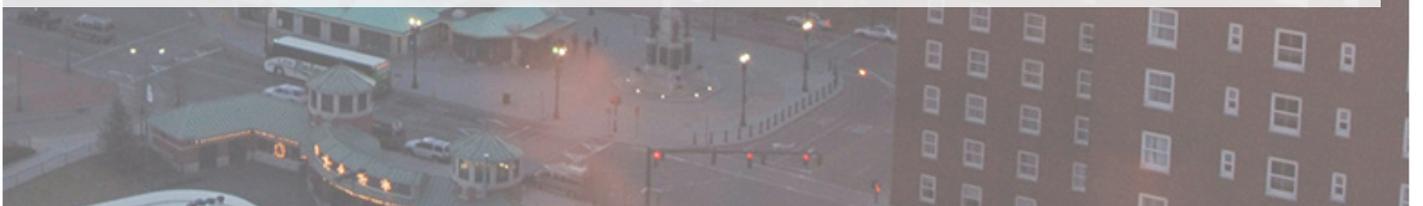
REAL ESTATE & APPRAISAL

DOWNTOWN MIXED USE INVESTMENT

MERCHANTS BANK BUILDING

20 WESTMINSTER STREET

PROVIDENCE - RHODE ISLAND



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com

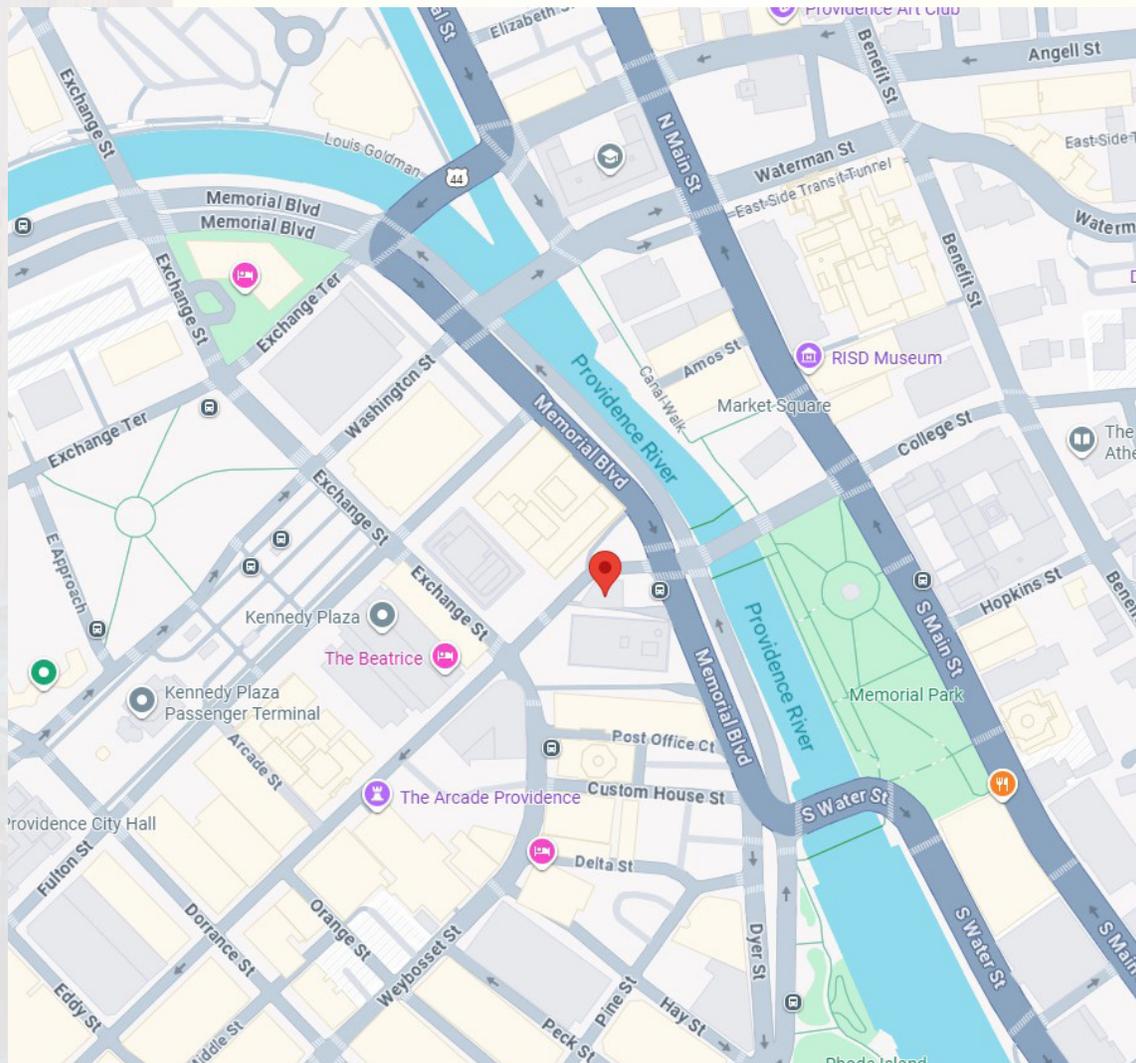


THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300 | 401-523-5101

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MERCHANTS BANK BUILDING 20 WESTMINSTER STREET PROVIDENCE - RHODE ISLAND

LOCATION MAP



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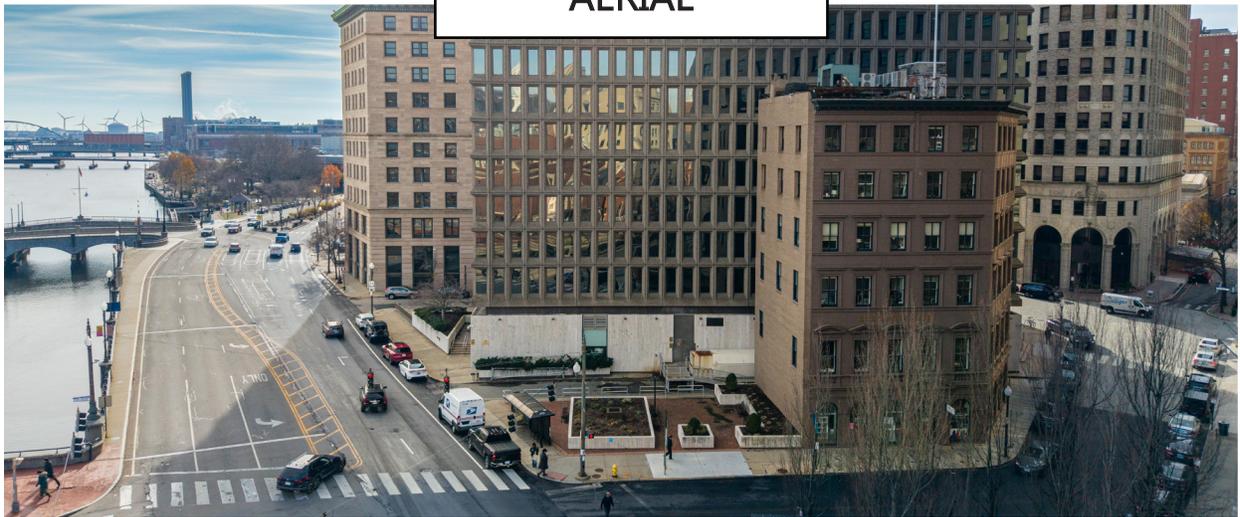
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MERCHANTS BANK BUILDING 20 WESTMINSTER STREET PROVIDENCE - RHODE ISLAND

PROPERTY DETAILS

- Downtown Financial District Location
- First Floor Retail; Five (5) Floors Residential (10 Units)
- 97+ FT of Frontage on Westminster Street
- Visible from Memorial Blvd
- Adjacent to Brown & RISD
- High Walking Traffic
- Neighbors the Textron Building, Turks Head, One Financial & the Beatrice Hotel
- NOI: \$290,656
 - Residential Units 100% Occupied; First Floor Retail Option Agreement in Place

AERIAL



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PHOTOS



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