

## Commercial



# 200 MAIN STREET

200 Main Street, Pawtucket, RI 02860

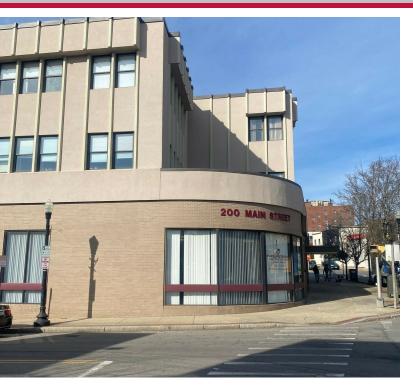
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### **MG COMMERCIAL**

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### PROPERTY SUMMARY

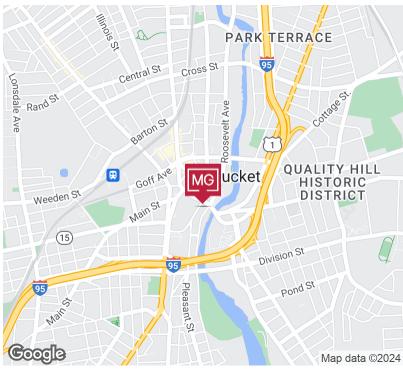




200 Main Street is a marquee, three story, multi-tenant office building located in the center of the business district. It is comprised of 9 office suites and a street level restaurant. The current office tenant roster is a well rounded mix, including an engineering firm (since 1985 and until 2032, a law firm (recently expanded), a national staffing agency, and a non-profit foundation (since 2002).

### **PROPERTY HIGHLIGHTS**

- 38,180 SF Multi-Tenant Corporate Office Building
- 100% Leased / 10 Tenants
- Separate Lot Parking (Included)
- Cash Flow Positive Opportunity
- Below Market Rents w/Upside
- Competitively Priced at \$55.00/SF
- · Center of Downtown Business District



### **LOCATION DESCRIPTION**

Located in the heart of downtown Pawtucket's business district, with many amenities within walking distance, including banking, restaurants, pharmacies, and hotels. It is conveniently located near the I-95 on/off ramps. New development projects close by are underway, including the new riverfront soccer stadium, streetscape improvements, and the new MBTA commuter rail hub.

### **OFFERING SUMMARY**

Sale Price:	\$2,100,000
Number of Units:	10
Lot Size:	36,986 SF
Building Size:	38,180 SF
NOI:	\$190,752.00
Cap Rate:	9.08%

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