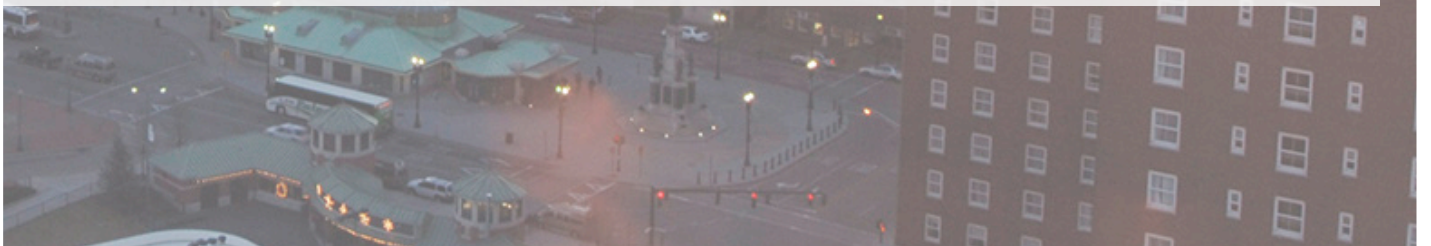


sweeney
REAL ESTATE & APPRAISAL

FLEX BUILDING FOR SALE

2 WARREN AVENUE NORTH PROVIDENCE - RHODE ISLAND



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



JAY KERN | JKERN@SREARI.COM | 401-331-9300 X206 | 401-523-1049

2 WARREN AVENUE NORTH PROVIDENCE - RHODE ISLAND

DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	15,843	\$84,722
3 Miles	125,322	\$82,658
5 Miles	318,054	\$87,586

AERIAL



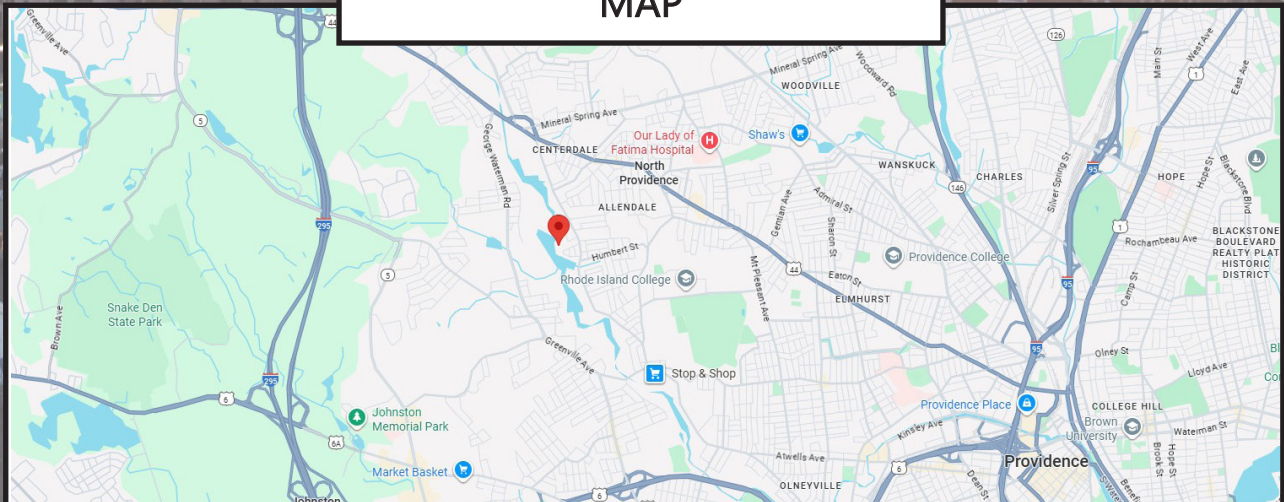
2 WARREN AVENUE NORTH PROVIDENCE - RHODE ISLAND

ASKING PRICE: \$1,750,000
(Plat 11, Lot 556)

PROPERTY DETAILS

- 11,715± SF Masonry Building
- 0.5± Acres of Land
- Office & Warehouse Space
- 10 FT Drive In Door
- 30+ Parking Spaces
- Zoned Residential - RG
- Abuts Woonasquatucket River
- Quick to RT-44, I-295 & Downtown Providence
- Estimated Taxes: \$11,897
- Owner Financing Options

MAP



sweeney
REAL ESTATE & APPRAISAL

2 WARREN AVENUE NORTH PROVIDENCE - RHODE ISLAND

ASKING PRICE: \$1,950,000
(Plat 11, Lot 556)

PLAT MAP



JAY KERN | JKERN@SREARI.COM | 401-331-9300 x206 | 401-523-1049