



## 1791 Elmwood Ave

1791 Elmwood Ave, Warwick, RI 02888



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# 1791 Elmwood Ave

\$999,900

Available property consists of 5 separate but contiguous lots. Leo Tire Sales and Auto Service Center at 1791 Elmwood Ave; A single family residence at 1809 Elmwood Ave; Lots 406, 407 & 408 which are adjacent to the single family. Advertised price is for the corner only. Call for pricing of other parcels. All together, the available lots total just shy of an acre of corner property at 39,200 sq and provide approximately 400 linear feet of street frontage, with 5 curb cuts. Leo's Tire includes the repair shop of 4400 sq' and its contents. The lot can park about 35 cars, without obstructing the use of the garages and flow of traffic around the business. This parcel does have a sewer connection which could be made to serve a development that included the other 4 lots. The two-family residence a 1925 built, 1711 sq', 3br & 1.5 bath, conventional style home and is occupied month to month. The three lots are newly fenced and paved with reclaim. They are approximately 50' x 90' each. The area is zoned for General Business which encompasses...

- Corner Lot
- High Traffic Area



Price:	\$999,900
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	7.00%
Lot Size:	0.34 AC
Gross Building Area:	3,750 SF
No. Stories:	1
Year Built:	1945
Tenancy:	Single
Parking Ratio:	6.06/1,000 SF
Zoning Description:	GB
APN / Parcel ID:	WARW-000286-000489-000000
Walk Score ®:	42 (Car-Dependent)

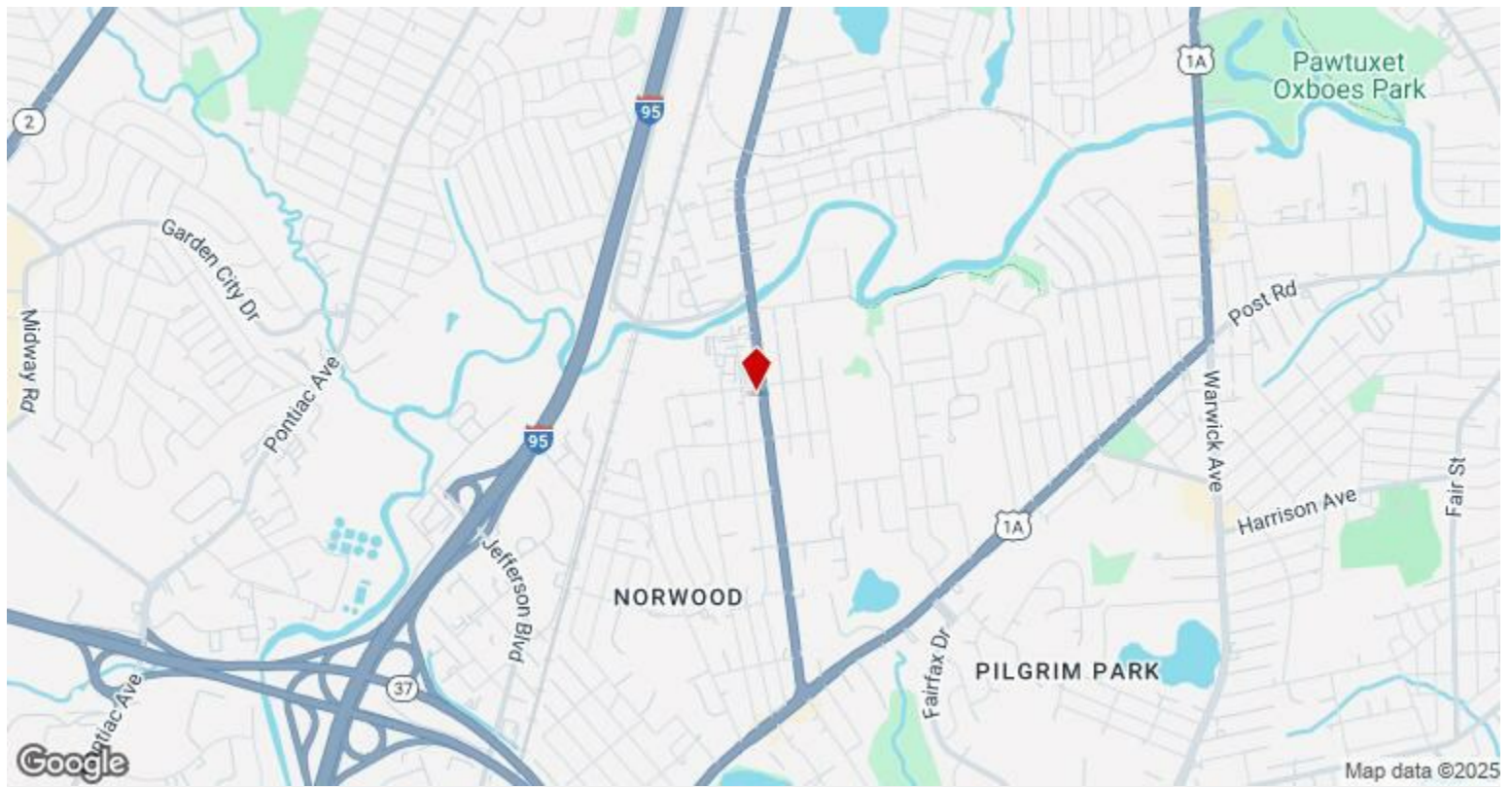
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Leo Tire Sales	-	

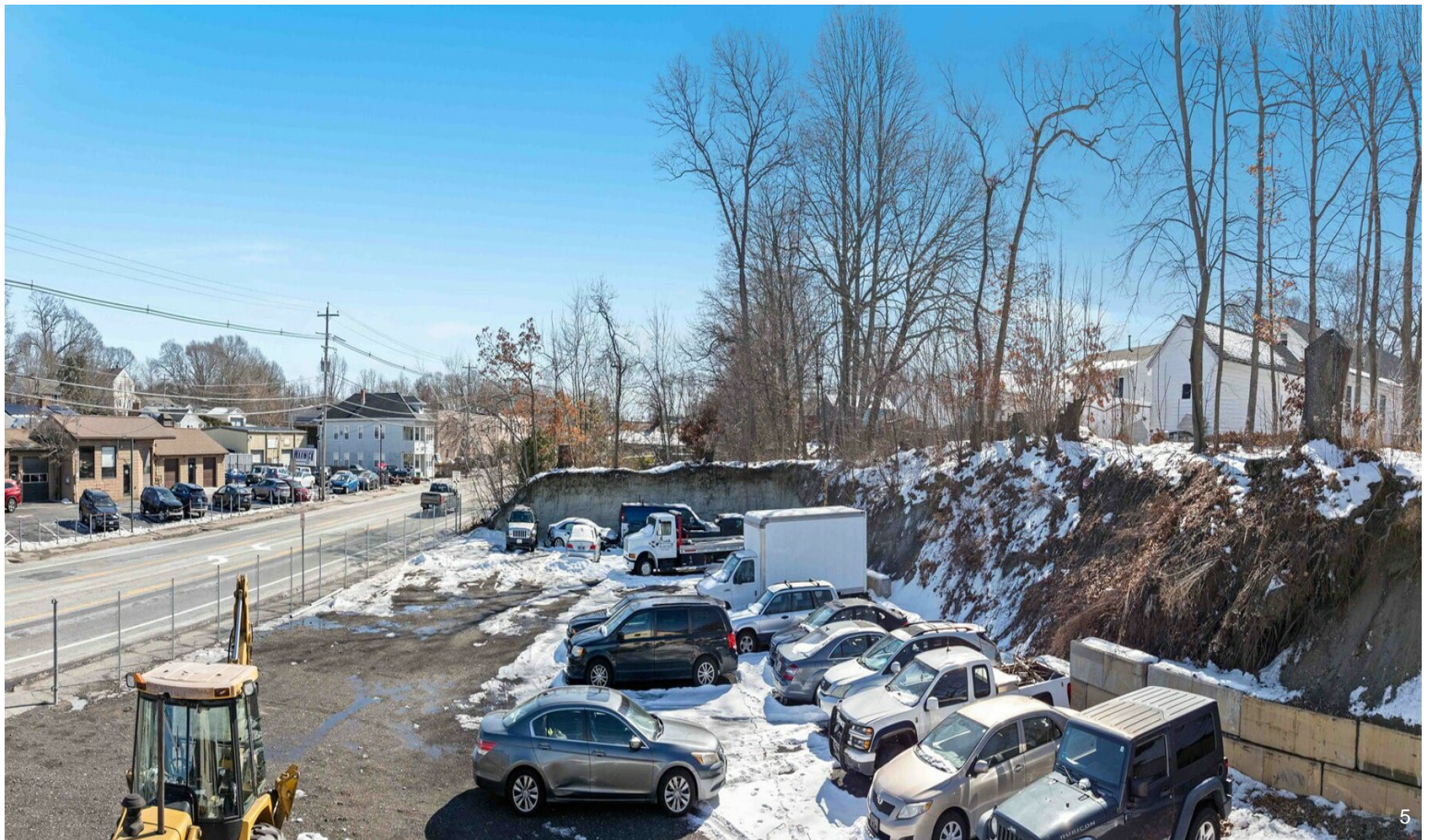




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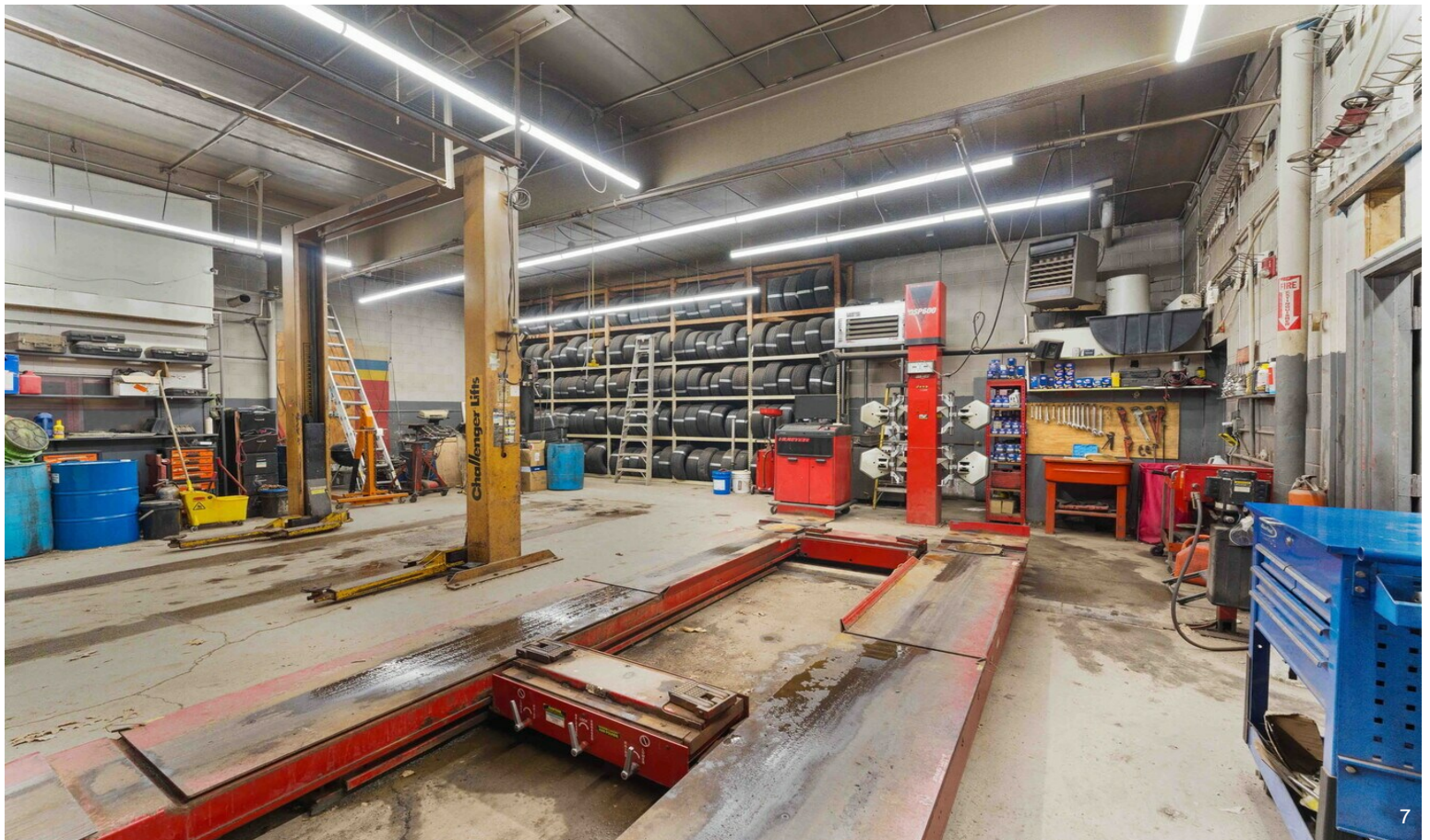


## Property Photos



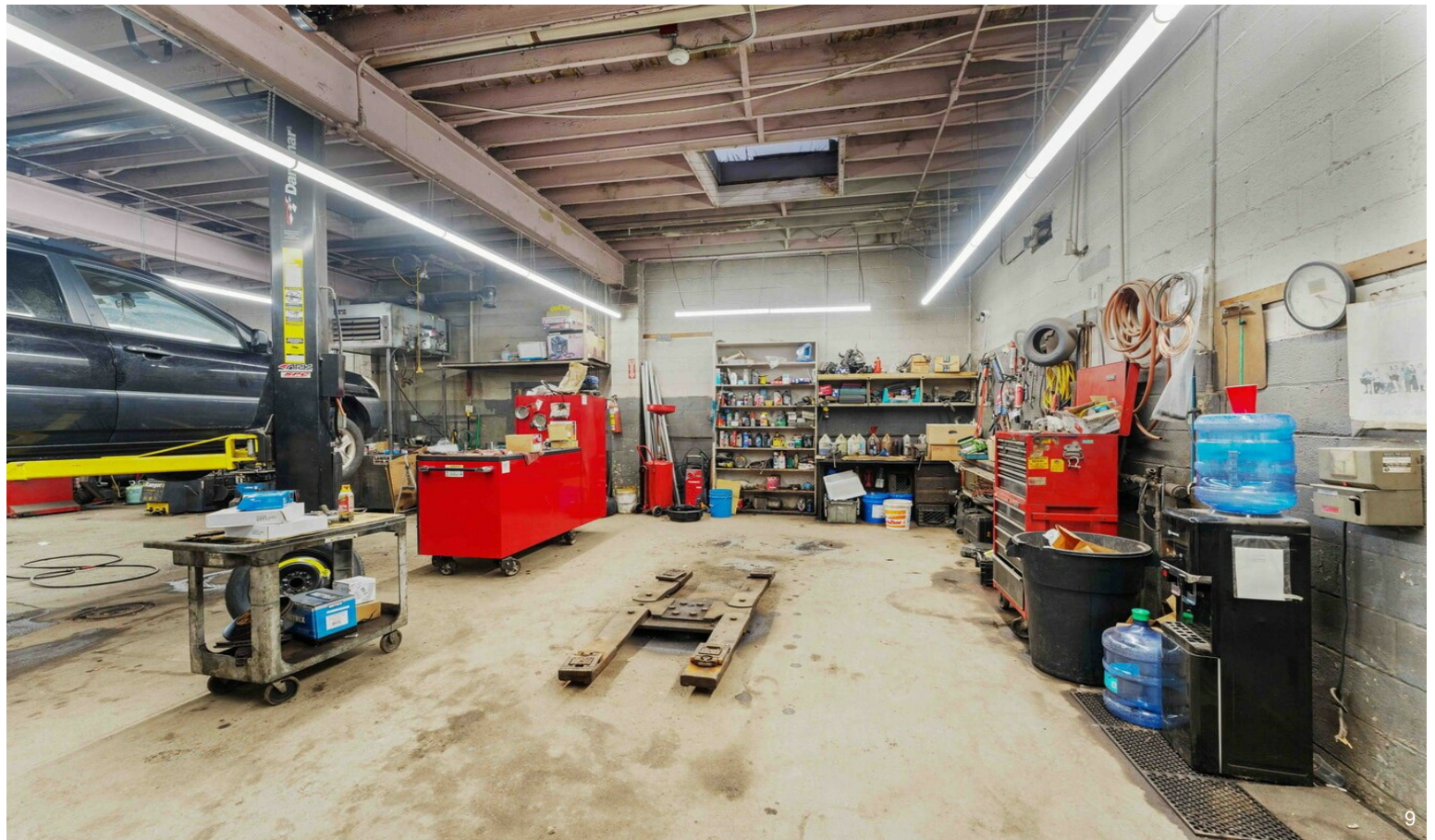
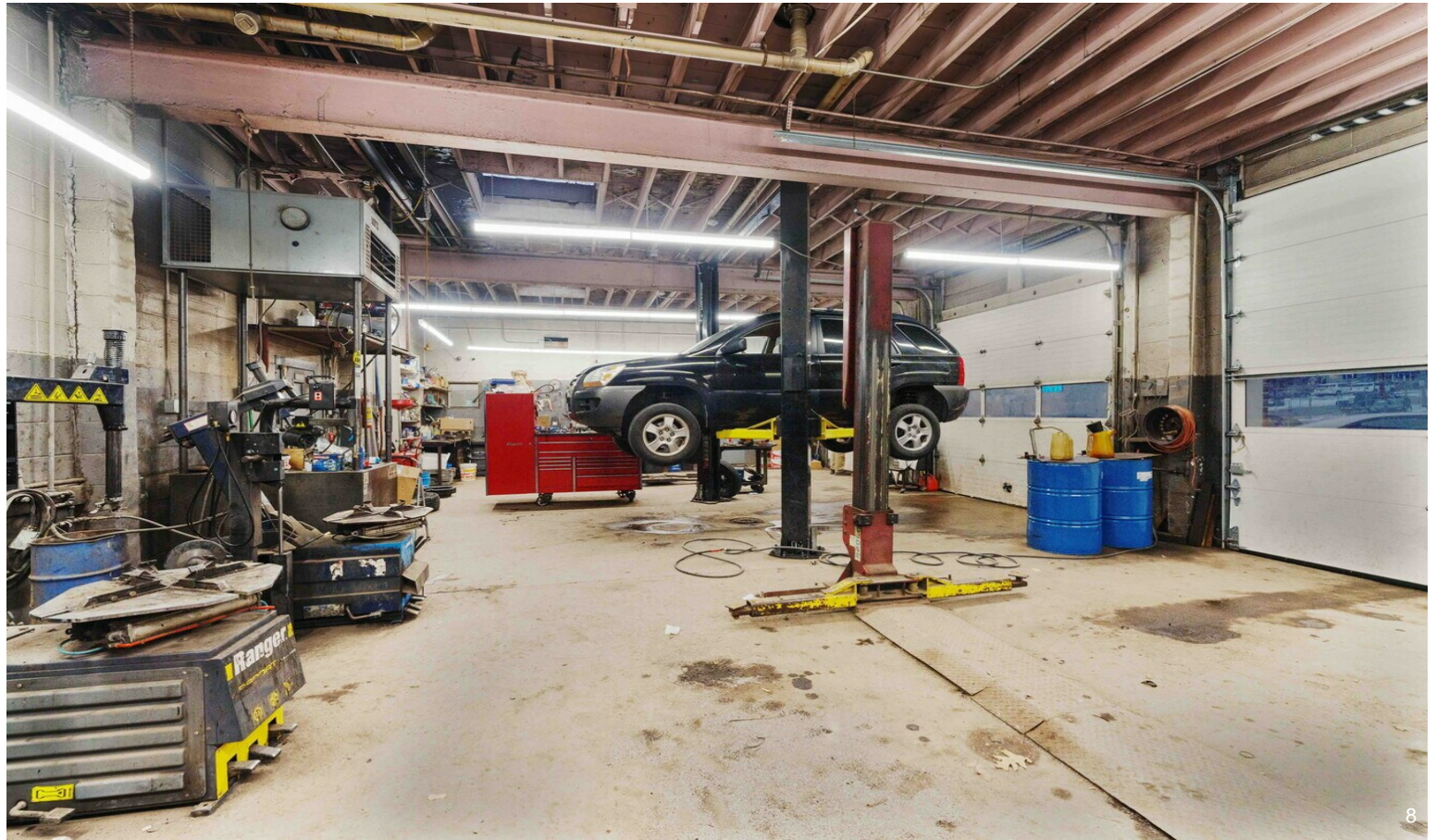


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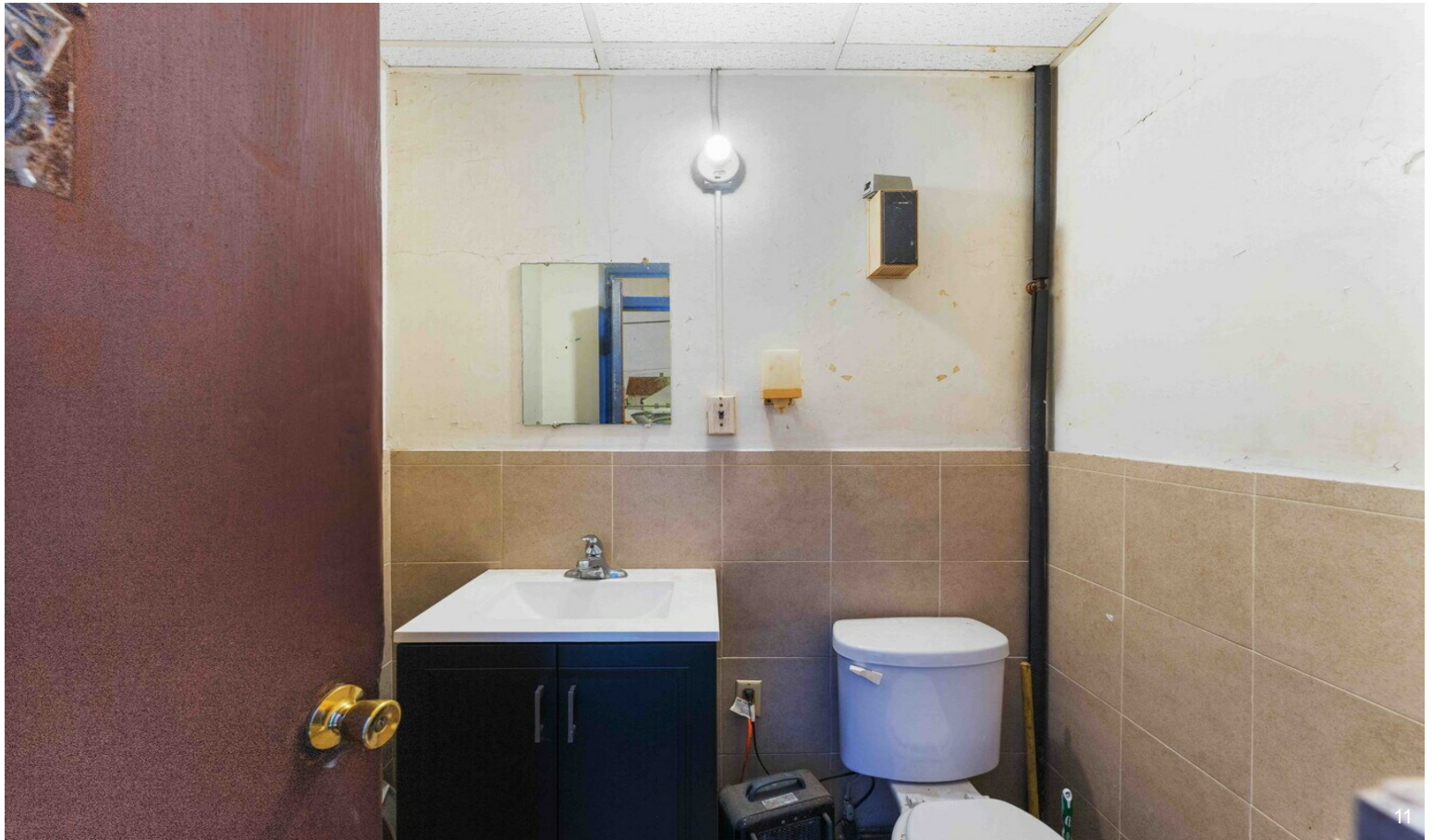




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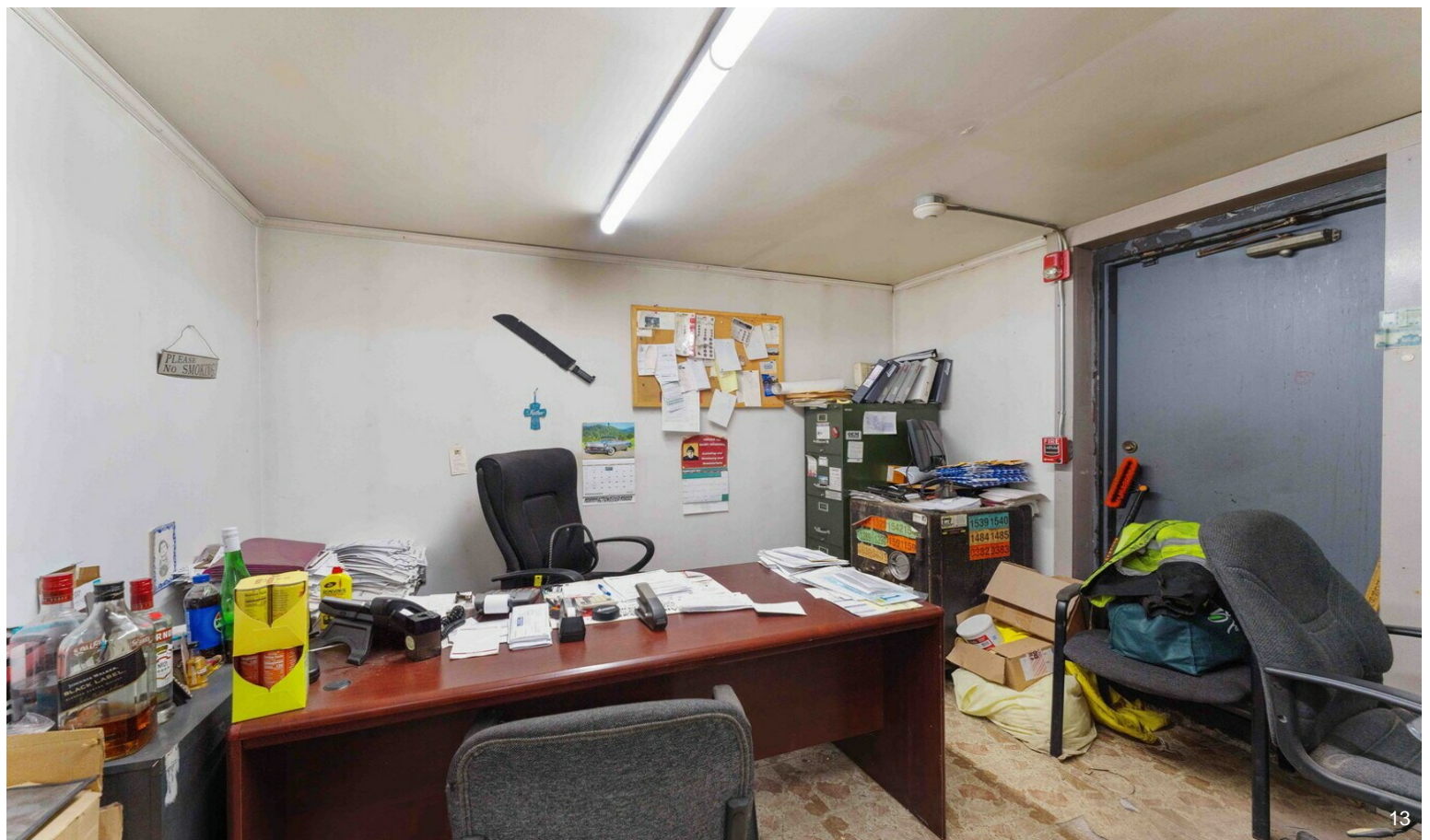
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