

RETAIL INVESTMENT PROPERTY FOR SALE



786 PROVIDENCE STREET

Woonsocket, RI 02895

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

The 15,534 SF retail shopping center is located on a highly visible 1-acre corner parcel and consists of five street level retail units. Existing tenants include a liquor store, laundromat, hair salon, nail salon, and pizza restaurant. The second floor offers approximately 5,000 SF of vacant space suitable for residential or office conversion, creating a compelling value-add opportunity for an investor or owner-user. Recent capital improvements include a brand-new electrical system, new siding and windows, and a new roof.

PROPERTY HIGHLIGHTS

- Shopping Center is Located on Corner Lot
- Approx. 1 Acre Parcel
- 74 Parking Spaces
- Located at High Traffic, 4-Way Signalized Intersection
- Two Curb Cuts
- Map 11/E; Lot 180/2
- Taxes: \$25,491

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LOCATION DESCRIPTION

Strategically positioned within Northern Rhode Island's highly traveled commercial corridor, the property provides outstanding visibility, strong daily traffic exposure, and convenient access to major transportation routes serving Rhode Island and Southeastern Massachusetts via Routes 99, 146, and 295.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	15,534 SF
Lot Size:	40,946 SF
Zoning:	C1
NOI:	\$106,505.00
Cap Rate:	5.07%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,568	60,130	95,616
Average HH Income	\$81,915	\$89,251	\$105,806

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ADDITIONAL PHOTOS



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LOCAL AMENITIES



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